



To Inspect Will be to Love...



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## 22 Alexander Street, Smithfield

Auctioned for \$887,000 (Jul 24, 2024)

Auction in-room at Doltone House, Club Marconi, 24th July at 6pm

Get ready to fall in love with this delightful Smithfield classic on a low maintenance block with a huge private, covered alfresco deck perfect for those weekend BBQs, relaxation, and entertaining; just minutes to major amenities including variety of schools, public transportation, shopping, RSL, and fabulous parks.

The home is well presented inside and out with plenty of charm and warmth throughout that truly enhances appeal; if you like a home with some heart and soul you are going to absolutely love this, it has really wonderful, welcoming vibes and elegant interiors.

Summary of features:

- 3 bedrooms, all with built in wardrobes, 1 bathroom and 2 toilets
- Two separate living areas, formal lounge plus dining/family
- Large central kitchen, stainless steel appliances, good storage
- Ducted air-conditioning, plus a split system in family room

Property ID: L27736902

Property Type: House

Garages: 1

Land Area: 323.6 sqm

**Sam Ruisi**

0423 220 725

sam.ruisi@wetherillpark.rh.com.au

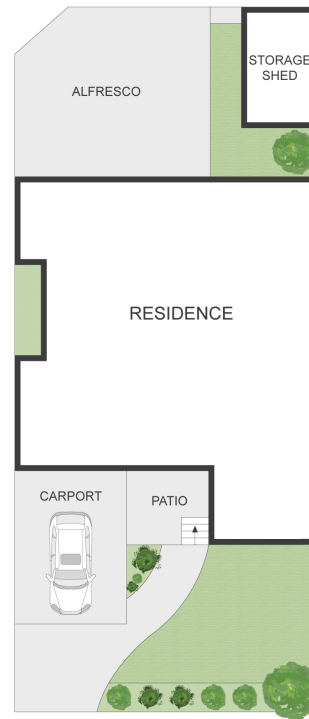
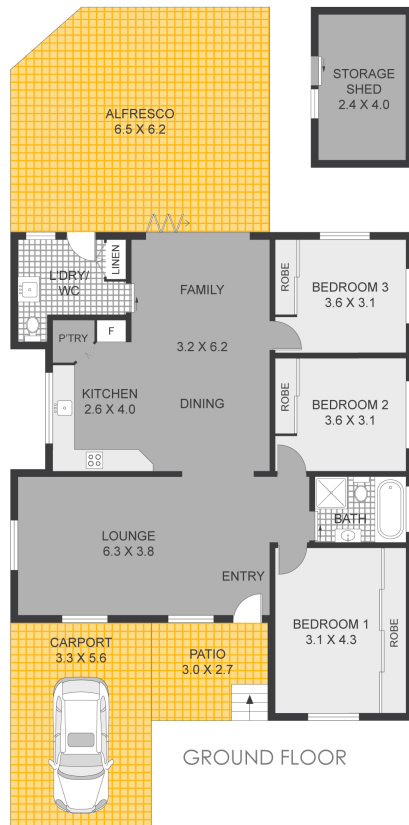
- Hardwood timber floors, high ceilings with decorative cornices
- Plantation shutters, solar power, roll down blind on deck
- Floor to ceiling tiles in bathroom, plus separate shower and bath
- Sunny north facing patio at entry inviting in natural light
- Single carport, onsite parking, and cemented side access
- 6.5m x 6.2m timber deck with pitched roof in fenced backyard
- 2.4m x 4m lock-up storage shed, perfect for mower etc.
- Walking distance to bus, schools, shops, parks, RSL and more
- Short drive to Fairfield Station, hospital, golf, shopping centre
- 30 mins to Western Sydney Airport (scheduled to open in 2026)

Vacant and rent-ready or even better purchase and move-in, this is a property that will appeal to a variety of buyers looking for a well-located place to call home in a popular family-friendly suburb that offers an extensive suite of essential amenities as well as leisure facilities. If any, or all of the above resonates, you need to inspect, this one is going to attract lots of interest indeed!

Council Rates: \$376.48 per quarter (approx)

Water Rates: \$163.84 per quarter (approx)

Disclaimer: The above information has been provided to us from the vendor. We cannot guarantee the accuracy of this information and as such the information provided is not a representation by us as to the accuracy of the statement. You should rely on your own enquiries and judgment to determine the accuracy of this information to satisfy yourself of the true position. Images are for illustrative purposes only and do not represent the final product or finishes or scale.



## SMITHFIELD

### 22 ALEXANDER STREET

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