



**SOLD**

## THE PERFECT LOCATION

It's all about the location. If you are after a quiet neighbourhood, this is one where you will hear the pin drop at night.

Located one house off the end of a Cul-de-sac, which opens to a massive, registered reserve and open park land, 24 Lomond Street is situated in a highly sought after and tightly held part of old Smithfield. With the old cane train track (never to be built on) at the back of the property, it has only two neighbours with plenty of space between each house.

The property is open to the front and fenced to the sides and back. There is plenty of space to extend or add if that is what you want or need. Three car parking spaces (one under cover), space for your boat, jet ski or any toy that you may own. The back yard is large with an inground pool equipped with all new pool equipment, a small shed for the lawn mower and gardening tools and plenty of grassed space for the kid to play on. Out the front is the most amazing tree that provides shade in the heat of the day and houses a stunning array of bird life.

The house comprises of three good sized bedrooms with an ensuite to the master, built in robes, ceiling fans, and split system air conditioners to each room. All the bedrooms have large windows flooding them with natural light. The ensuite, main bathroom and laundry have been fully renovated and retiled in the latest modern tasteful neutral décor. The whole house has been recently professionally repainted internally and externally. The kitchen is separate and yet open to the living/dining area. It has been partially renovated and is the only area of the interior that could do with a bit more work, although it is totally useable and in fair condition. The living /dining area are of a good size and have large windows allowing in all the natural light you would need. Access to the back yard is through a large double sliding door to the outdoor entertaining area that overlooks the pool and backyard.

The property has room for improvement to add value. Putting your personal mark on this property would take little effort and the value that would be added immeasurable. So be quick to make an appointment for your private inspection by calling the agent now or come along to one of our open homes.

**3 BED | 2 BATH | 1 CAR**

**PRICE:**  
\$445,000

**OPEN FOR INSPECTION:**  
N/A



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## 24 Lomond Street Smithfield

This floorplan including furniture, fixture, measurements and dimensions is approximate and for illustrative purposes only. No guarantee, warranty or representation as to the accuracy and layout is given. All enquiries must be directed to the agent, vendor or party representing this floorplan.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.