



## 22 Bell Street SMITHFIELD PLAINS SA

3 1 2

To submit an offer, please copy and paste this link into your browser: <https://airtable.com/shrBb12PXtTjyZAXm>

Mike Lao and Edge Realty are proud to present to the market this low-maintenance investment property with a tenant already in place on a fixed lease until 13.02.2022. Currently, the home returns an impressive \$265 per week with the prized location ensuring you will never be short on tenants eager to call 22 Bell Street home.

Functional, comfortable and inviting, the three-bedroom, one-bathroom layout will tick all the boxes. All the bedrooms are a great size and feature ceiling fans along with easy access to the bathroom with a separate bath, shower and toilet.

This section of the floorplan can be closed off from the

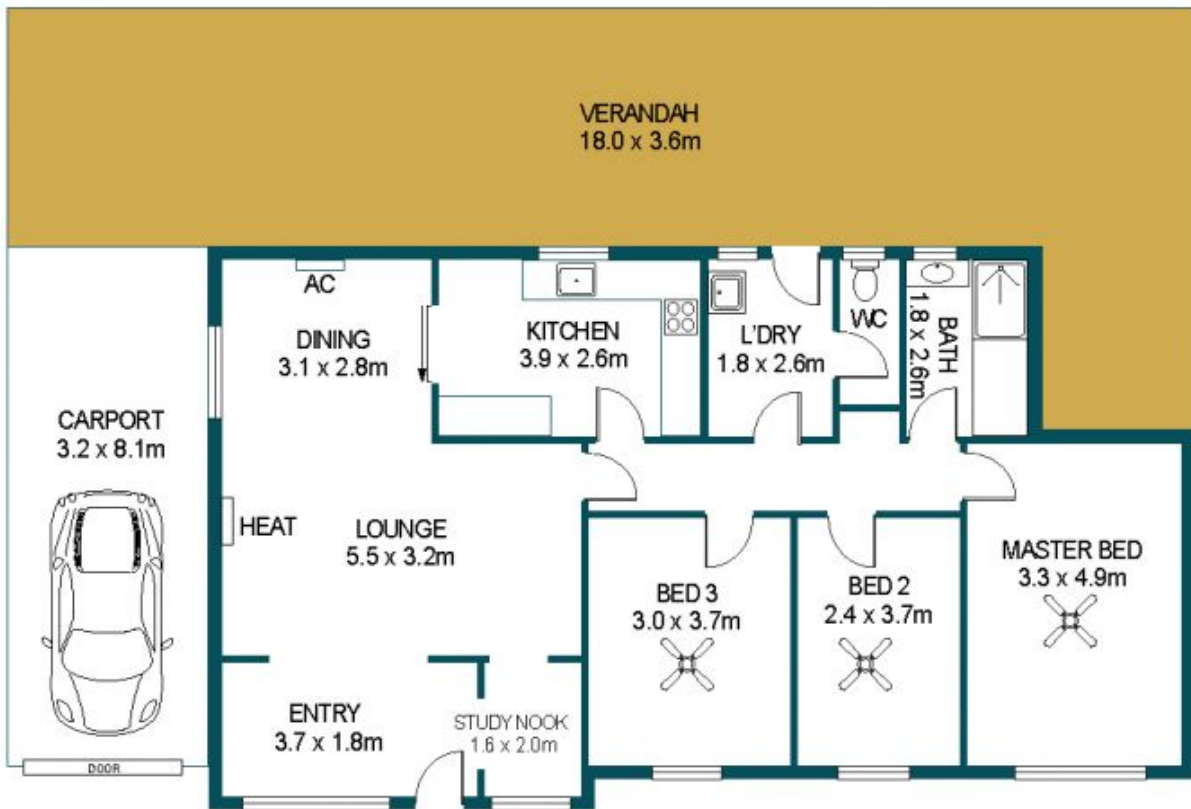
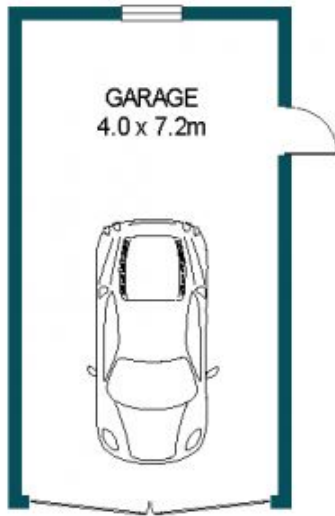
**Price** : \$ 240,000  
**Building Size** : 112 sqm  
**Land Size** : 660 sqm  
**View** : <https://www.edgerealty.com.au/sale/sa/north-north-east-suburbs/smithfield-plains/residential/house/6519674>



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APPROXIMATE DIMENSIONS

LIVING:	112.6m <sup>2</sup>
VERANDAH:	64.8m <sup>2</sup>
GARAGE:	28.8m <sup>2</sup>
CARPORT:	25.9m <sup>2</sup>
TOTAL:	232.1m <sup>2</sup>

## 22 BELL STREET, SMITHFIELD PLAINS

DISCLAIMER

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY, ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES.



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