

13 Coventry Road, Davoren Park, SA 5113

House For Sale

Tuesday, 7 May 2024



13 Coventry Road, Davoren Park, SA 5113

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 750 m2

Type: House



Mike Lao

0882811234



Brendon Ly

0447888444

\$469,000 - \$507,000

*For an in-depth look at this home, please click on the 3D tour for a virtual walk-through or copy and paste this link into your browser*Virtual Tour Link: <https://my.matterport.com/show/?m=ptqxs4gP2jE>To submit an offer, please copy and paste this link into your browser: [https://www.edgerealty.com.au/buying/make-an-offer/Mike Lao, Brendon Ly and Edge Realty RLA256385](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao,%20Brendon%20Ly) are proud to present to the market this exceptional family home ready for your loving touch. With its spacious layout, versatile living areas, and brilliant outdoor space with an in-ground pool, this property offers an ideal canvas for families, first home buyers, investors, and developers alike. Step inside and be greeted by the inviting lounge room, boasting classic pine floorboards, a built-in TV unit, and a cozy gas heater-perfect for relaxing with loved ones on chilly evenings. The open-plan kitchen and meals area comes equipped with a gas cooktop, electric oven, and ample storage space. The raised breakfast bar provides a casual dining option, while the split-system air-conditioning that flows into the lounge room ensures comfort year-round. Three generously-sized bedrooms, all with built-in robes, offer peaceful retreats for the whole family. The central bathroom boasts a step-in shower, soaking tub, and vanity, while a separate toilet off the laundry adds convenience for busy households. Outside is a real delight with an expansive verandah connecting to a covered pergola with an outdoor BBQ area, ideal for alfresco dining and entertaining guests. The adjacent rumpus room provides a versatile space to use as an additional living room or for hosting parties, complete with tiled flooring, down lights, and air-conditioning. Enjoy endless summer days in the in-ground pool or simply lounge poolside with a good book watch the kids play in the cubby house and backyard. A separate workshop with an attached shed and a double carport with rear access provide ample storage for vehicles, tools, and toys. With a 750sqm block, 17.28m frontage, and no easements, this property presents an exciting opportunity for renovation or development. Key features you'll love about this home: - 10kW solar system with 30 panels - Separate lounge room and an external rumpus - Classic pine floorboards in the lounge and all three bedrooms - Covered outdoor entertaining area with a kitchen area - In-ground chlorinated pool and pool shed - Double carport with rear access - Separate workshop with an attached shed - Security doors and roller shutters

Sitting in a convenient central Davoren Park location, a life of convenience is assured. Drakes Eyre, Arura Reserve, Kalara Reserve and Andrews Farm Soccer Club are nearby while Elizabeth and Munno Para Shopping Centres are only a short drive away. For families, John Hartley School, Swallowcliffe Preschool and Garden College - Elizabeth Campus are all within easy reach. Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect! Year Built / 1965 (approx) Land Size / 750sqm (approx - sourced from Land Services SA) Frontage / 17.28m (approx) Zoning / MPN-Master Planned Neighbourhood \EAC-Emerging Activity Centre Local Council / City of Playford Council Rates / \$1,590 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$150 pa (approx) Estimated Rental / \$460-\$500pw Title / Torrens Title 6133/83 Easement(s) / Nil Encumbrance(s) / Nil Internal Living / 115.3sqm (approx) Total Building / 357.7sqm (approx) Construction / Brick Veneer Gas / Connected Sewerage / Mains

For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/v4vmyPI> If this property is to be sold via Auction, the Vendors Statement (Form 1) may be inspected at the Edge Realty Office at 4/25 Wiltshire Street, Salisbury for 3 consecutive business days prior to the Auction and at the Auction for 30 minutes before it starts. Want to find out where your property sits within the market? Receive a free online appraisal of your property delivered to your inbox by entering your details here: <https://www.edgerealty.com.au/Edge> Realty RLA256385 are working directly with the current government requirements associated with Open Inspections, Auctions and preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing is recommended and all attendees will be required to check-in. Disclaimer: We have obtained all information in this document from sources we believe to be reliable; However we cannot guarantee its accuracy and no warranty or representation is given or made as to the correctness of information supplied and neither the Vendors or their Agent can accept responsibility for error or omissions. Prospective Purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale.