

14 Webster Street, Davoren Park, SA 5113

House For Sale

Tuesday, 28 November 2023



14 Webster Street, Davoren Park, SA 5113

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 348 m2

Type: House



Mike Lao

0882811234



Tyson Bennett

0437161997

\$519,000 - \$569,000

*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=wUQsvaR7foT>To submit an offer, please copy and paste this link into your browser: [https://www.edgerealty.com.au/buying/make-an-offer/Mike Lao, Tyson Bennett and Edge Realty RLA256385](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao,%20Tyson%20Bennett%20and%20Edge%20Realty%20RLA256385) are proud to present to the market this brand new sleek, stylish and spacious Fairmont property on a desirable corner block, ready for you to move in and enjoy. Designed to offer the very best in modern living, the lucky new owners of this stunning home will enjoy all the contemporary comforts you could ever wish for along with an unbeatable location. As an added bonus, eligible buyers can save over \$40,000 from the \$15,000 First Home Owners Grant and over \$25,000 from the Stamp Duty First Home Buyer Relief, making this an unmissable chance for first-time homeowners to take that significant step onto the property ladder.A front fence, covered porch and low maintenance gardens provide the ideal welcome to this beautiful brick home. The single lock up garage ensures your vehicle is safe and secure at all times, plus there is extra parking space on the concrete driveway.Crafted for open-plan living, the heart of the home is the light-filled kitchen which has views over the generous meals area and the large family room. Here you are treated to LED down lights, roller blinds and a study nook for those that work from home. A glass sliding door will lead you outside to the low-maintenance fully fenced yard with a rainwater tank.The home cook will marvel at the flawless chef's kitchen with sweeping benchtops, subway tile splashback and quality fixtures. You are also treated to a suite of quality Westinghouse stainless steel appliances including a 900mm gas cooktop, an electric oven and dishwasher. There is an abundance of storage in the walk-in pantry, under-bench cabinets and overhead storage.All four bedrooms are a good size including your sumptuous master suite with a walk-in robe and a three piece en-suite. The guest bedrooms are fitted with built-in robes and ceiling fans for ultimate convenience and comfort, plus they are all conveniently located close to the large main bathroom with a bath, shower, vanity and toilet.Outside, the fenced backyard offers space for the kids to play in the sunshine without the high maintenance that comes with a large backyard.This impeccable home also features:

- Brand new home, ready for it's lucky new owner
- Fujitsu ducted reverse cycle air-conditioning with 5 zones
- Light-filled open plan living with a study nook
- Easy-care vinyl plank flooring throughout
- 1,000L plumbed rainwater tank
- Single garage with an automatic panel lift roller door, internal and rear access
- Internal laundry with rear access

The owners of this property will find numerous parks, public transport links and John Hartley School within comfortable walking distance. Shopping at Munno Para and Elizabeth City Centre is just a 7 minute drive away and it is 5 minutes to Smithfield Interchange. The nearby A20 provides a convenient link in and out of the city.Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect!Year Built / Fairmont - 2023 (approx)Land Size / 348sqm (approx - sourced from Land Services SA)Frontage / 21.19m (approx)Zoning / MPN-Master Planned Neighbourhood/EAC-Emerging Activity CentreLocal Council / City of PlayfordCouncil Rates / \$1,437.70 pa (approx)Water Rates (excluding Usage) / \$614.80 pa (approx)Es Levy / \$90.1 pa (approx)Estimated Rental / \$490 - \$520 pwTitle / Torrens Title 6209/594Easement(s) / Subject to Party Wall Right(s) over the Land Marked B & C - See titleEncumbrance(s) / To South Australian Housing Trust - See titleInternal Living / 117sqm (approx)Total Building / 141.6sqm (approx)Construction / Brick VeneerGas / ConnectedSewerage / MainsFor additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/M7iW1G>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.