

15 O'Brien Street, Davoren Park, SA 5113



Sold House

Thursday, 14 December 2023

15 O'Brien Street, Davoren Park, SA 5113

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 695 m2

Type: House



Steven Ulbrich
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\$435,000

It is with heightened excitement that Ray White Angle Vale & Elizabeth, Steven Ulbrich and Tiffany Hayford present this excellent buying opportunity set in the very popular and in demand suburb of Davoren Park. Situated on a large 695m² block (approx.), located in a quiet pocket across the road from Don Hardy Reserve and with a 292m² build size (approx.), this freshly painted three bedroom home with three big sheds would be a perfect opportunity for anyone who wishes to call Davoren Park home. This vacant home offers low maintenance and established gardens and offers the lucky buyer with the choice of flipping it, moving straight in, renting it out with great rental yield or knocking it down and sub dividing it (subject to council consent : STCC). The choices here are endless. As you enter the home with roller shutters on all front windows, you'll be met with the formal lounge with wooden look flooring offering enough space for members of the family and friends to watch their favorite streaming services on their large screen TV and home theatre set-up. The handy inclusion of a reverse cycle split system air conditioner in the adjoining dining room provides the whole area with all year round comfort. The entire home is also complimented with a ducted evaporative air conditioner. All three bedrooms are generous in size allowing room for queen size beds and bedside tables with room to move with all but one carpeted. Nearby you'll find the bathroom containing a bath, a shower and a basin. The laundry with additional cabinetry and a separate toilet with newly laid flooring provides plenty of room for all your washing needs along with outside access. The kitchen boasts ample under bench and above bench cabinetry, an electric oven, a cooktop and a rangehood. Venturing into the backyard through the laundry you are greeted with a massive 113m² undercover entertainment area with concrete flooring that's perfect for entertaining guests all year round both day and night out of the weather elements. But what is most certainly the biggest drawcard of this home is the size of its backyard. It is so big that it has the potential to add any size pool as well as plenty of room to allow the children and their pets to enjoy. There are also three good size sheds with the largest measuring 51m² offering plenty of cupboards, shelving and storage facilities. With garden beds ready to educate that green thumb of yours, a chicken coop, a garage/carport to house multiple vehicles undercover and Garden College (R-YR12) on a 10 minute stroll away, this home is sure to generate immediate interest so do not miss out on what will most certainly be the homes first and only open inspection this weekend!

FEATURES YOU WILL LOVE:

- 695m² block (approx.)
- 292m² build (approx.)
- Roller shutters on front windows
- Freshly painted
- Wooden look flooring and linoleum throughout
- Two of the three bedrooms carpeted
- Bathroom with a bath, a shower and a basin
- Reverse cycle split system air conditioner to dining/main living
- Ducted evaporative air conditioning throughout
- Kitchen with an electric cooktop, oven, rangehood & cabinetry
- Large laundry and separate toilet with new linoleum flooring
- Massive backyard
- 113m² undercover entertainment area with concrete flooring
- Three sheds, one measuring 51m²
- Multiple garden beds
- Chicken coop
- Garage and carport
- Low maintenance and established gardens
- Ample off street parking
- Don Hardy Reserve across the road
- 10 minute walk to Garden College (R-YR12)
- 4 minute walk to public transport
- 7 minute walk to Food Hub Davoren Park
- 5 minute drive to Munno Para Shopping Centre
- 34 minute drive to the Adelaide CBD

This property will not hang around for long and represents excellent value for money. Contact Steven Ulbrich on 0484 277 674 for further information. Want to find out where your property sits within the market? Have one of our multi-award-winning agents come out and provide you with a market update on your home or investment! Call Steven Ulbrich or click on the following link: <https://raywhiteanglevale.com.au/agents/steven-ulbrich/118894> To put an Offer to Purchase online please follow the link: <https://forms.monday.com/forms/47b392bf41a9d21d63d4b3115313f956?r=use1>

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