

**17 Dartmouth Street, Davoren Park, SA 5113**



**Sold House**

Tuesday, 14 November 2023

17 Dartmouth Street, Davoren Park, SA 5113

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 480 m2**

**Type: House**



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**\$437,000**

If you're looking to start out in style, ready to downscale to a smaller residence or just have some spare cash to invest in a quality asset, this delightful 3 bedroom home set on a lush and leafy allotment offers value and appeal in a great location. Walk to local reserves and parks or catch the train from Broadmeadows Railway Station, just around the corner, with this sensational offering perfectly positioned with all urban amenities within easy reach. Enjoy the modern benefits of open plan living in a large combined family/dining room. Sleek timber grain floating floors, fresh neutral tones, plantation shutters and quality light fittings provide the contemporary comfort, while a sleek modern kitchen overlooks. The kitchen boasts stone look bench tops, wide breakfast bar, modern appliances, tiled splash backs, double sink with filtered water, modern cabinetry and ample pantry space. 3 generous bedrooms will cater for the growing family. The master bedroom features a walk-in robe and direct bathroom access. Bedrooms 2 and 3 both offer built-in robes. A bright main bathroom and separate toilet provide modern amenities, while a clever walk-through laundry with exterior access completes the interior. Security screens to the windows will ensure your year-round peace of mind while ducted air-conditioning provides climatic comfort. Step seamlessly from the living room to a high gabled pergola, the perfect spot to entertain alfresco style and enjoy the great outdoors. A large backyard provides ample room for the kids and pets to play, while drought resistant gardens provide a ambient botanical essence. A single drive-through garage with auto roller door and rear access roller door will provide secure parking for one car and ample offstreet parking for those with recreational vehicles. A terrific first home, ideal investment or sensational slowdown. Briefly: \* Value packed family home on generous 480m<sup>2</sup> allotment \* 3 spacious bedrooms and open plan living \* Crisp floating floors, fresh neutral tones, plantation shutters \* Security screens to main windows \* Large combined living/dining room with kitchen overlooking \* Kitchen boasting stone look bench tops, wide breakfast bar, modern appliances, tiled splash backs, double sink with filtered water, modern cabinetry and ample pantry space \* Sliding door access from living room to outdoor entertaining \* High gabled pergola, perfect for alfresco living \* 3 spacious bedrooms, all with robe amenities \* Master bedroom with walk-in robe and direct bathroom access \* Bedrooms 2 & 3 with built-in robes \* Bright main bathroom with separate bath and shower \* Separate toilet \* Walk-through laundry with exterior access \* Single drive-through garage with auto roller door and rear access roller door \* Lush and leafy rear yard with established low maintenance garden \* Handy garden shed \* Ducted air-conditioning \* 12 solar panels for reduced energy bills Ideally located with Stebonheath Park, Daveron Park, John Hardy Reserve & North Lakes Golf Course in the local area. Broadmeadows Train Station is just around the corner for express transport to the city and beyond. The Fields Shopping Centre will cater for your everyday requirements with Playford Alive and Munno Para Shopping Centres a short drive away. Quality schools include Andrews Farm Community Pre School, Swallowcliffe P-7, Elizabeth North Primary, South Downs Primary, St Columbia College, John Hartley School and Mark Oliphant College all in the local area with Daveron Park Kindergarten and Garden College also close by. The zoned high school is Playford International College. Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. Property Details: Council | PLAYFORD Zone | GN - General Neighbourhood \\ Land | 480sqm (Approx.) House | 144sqm (Approx.) Built | 2003 Council Rates | \$1664 pa Water | \$176 pq ESL | \$179.50 pa