

**18 Yarnbrook Street, Davoren Park, SA 5113**

**House For Sale**

Wednesday, 8 May 2024



18 Yarnbrook Street, Davoren Park, SA 5113

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 533 m2**

**Type: House**



Mike Lao

0882811234



Brendon Ly

0447888444

**\$389,000 - \$425,000**

\*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://shorturl.at/FTZ12>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%20and%20Edge%20Realty%20RLA256385) are proud to present to the market this sensational starter with all the hard work already completed. A contemporary renovation has transformed this three-bedroom, one-bathroom abode into a beautiful property that will delight first-time buyers, young families, investors and downsizers alike. The living area serves as the hub of this home, where you can relax and unwind with a split-system air-conditioner, ceiling fan and carpet flooring underfoot keeping the room comfortable year round. Step through to the open-plan kitchen and meals area where you'll find a culinary haven equipped with a 900mm gas cooktop and oven, ample storage space including a convenient built-in pantry, and butcher-block benchtops. Whether you're cooking up a storm or enjoying a casual meal with loved ones, this space is sure to impress. All three bedrooms run off the hallway and to service them is the renovated laundry and bathroom with a rainfall shower head, vanity and a separate toilet. Outside you will find an grand outdoor entertaining area spanning the full width of the home and decking underfoot. Here you can take advantage of the space on offer, dine alfresco with guests, cook on the barbeque or bask in the sunshine. Key features you'll love about this home:- Split-system air-conditioning and ceiling fans in the lounge and master bedroom- Outdoor entertaining area with outdoor kitchen and decking- Two external sheds for additional storage- New kitchen, bathroom and laundry- Instant gas hot water- Rainwater tank Buyers seeking convenience will adore this home's central location just moments from everything you could need. You can leave the car at home and walk to the local park and bus stop while the kids can ride their bikes to Swallowcliffe School P-7. It's a short walk to Davoren Park Shopping Centre, the Playford Tavern, the Playford Medical Centre and a short drive to the Playford Plaza. For those who commute, you can be in the city within 40 minutes. Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect! Year Built / 1962 (approx) Land Size / 533sqm (approx) Frontage / 16.33m (approx) Zoning / MPN - Master Planned Neighbourhood \ EAC - Emerging Activity Centre Local Council / City Playford Council Rates / \$1,505.70 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$83.25 pa (approx) Estimated Rental / \$450-\$490pw Title / Torrens Title 6235/98 Easement(s) / Subject to party wall rights and service easements for sewerage purposes - See Title Encumbrance(s) / Nil Internal Living / 74sqm (approx) Total Building / 143sqm (approx) Construction / Solid Brick 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/OCU7yrlf> 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](https://www.edgerealty.com.au/Edge%20Realty%20RLA256385) 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.