

**21 McPherson Grove, Davoren Park, SA 5113**



**House For Sale**

Friday, 26 January 2024

21 McPherson Grove, Davoren Park, SA 5113

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 446 m2**

**Type: House**



Gareth Dickins  
0882559555

**\$440,000 - \$480,000**

With great pleasure, Gareth Dickins of LJ Hooker proudly presents this attractive 3 bedroom villa that is neat as a pin, nestled on approximately 446 square meters of prime real estate. The master bedroom comes complete with a walk-through robe and ensuite, while bedrooms 2 and 3 are both generous in size and share access to the neat & tidy bathroom, complemented by a second toilet. The open-plan living area seamlessly integrates a well-appointed kitchen, boasting ample cupboard space and modern cooking appliances. Overlooking the dining room and expansive living area, the kitchen provides a central hub of the home for both functionality and memorable family time. Climate control is efficiently managed by a split system wall unit, ensuring optimal comfort throughout. The garage, situated under the main roof, offers direct access to the residence, ideal for security conscious individuals. The property further benefits from a sizable concrete pad at the rear, providing an ideal foundation for the addition of a rear verandah. Positioned on a spacious block, the property's expansive backyard invites the realization of your dream outdoor space. For those valuing convenience, esteemed educational institutions such as Swallowcliffe School P-7, Garden College - Elizabeth Campus, and Elizabeth North Primary School & Preschool are in close proximity. Munno Para Shopping City, Aura Reserve, and Kalara Reserve are conveniently located nearby, enhancing the lifestyle appeal. Currently under tenancy until September 2024 at \$310 per week. Commuting to the heart of the Adelaide CBD is effortlessly accomplished with a swift 40-minute drive via the M2, making this residence an ideal choice for both work and leisure. Elevate your living experience with this thoughtfully curated property, offering a harmonious blend of style, functionality, and convenience. For more information, open inspection enquiries or general assistance phone Gareth Dickins on 0417 883 329. Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA155355