

22 Ashton Road, Davoren Park, SA 5113



Sold House

Wednesday, 13 September 2023

22 Ashton Road, Davoren Park, SA 5113

Bedrooms: 2

Bathrooms: 1

Parkings: 4

Area: 753 m2

Type: House



Tyson Bennett
0437161997

\$422,000

*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/dtIOZ>To submit an offer, please copy and paste this link into your browser: [https://www.edgerealty.com.au/buying/make-an-offer/Mike Lao and Edge Realty RLA256385](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao%20and%20Edge%20Realty%20RLA256385) are proud to present to the market this well-situated two-bedroom home situated on a quiet, family-friendly street opposite Don Hardy Reserve. With off street parking for multiple cars and spacious indoor spaces, this is a property perfect for those who love to entertain or work on their next home project. The property is currently tenanted on a periodic lease returning \$330 per week, making this the perfect set-and-forget addition to your portfolio.You'll enter via a front porch into the open-plan lounge and dining area. Here, comfortable carpet flooring flow underfoot keeping it cosy year round. There is a split-system air-conditioning to ensure you're comfortable no matter the time of year. Off to the side, you'll find the well-fitted galley kitchen full of storage space within the wooden cabinetry, and fitted with electric appliances.Originally a three bedroom home, there are now two bedrooms with built-in robes, the master is a spacious haven and to service them is the main bathroom, fitted with a shower, bath, vanity and a separate toilet for added convenience. There's also a laundry room with exterior access.Outside, there is an expansive covered verandah spanning the full width of the home, perfect for sipping on your morning coffee or hosting a BBQ with family and friends. This space looks over the landscaped gardens plus there is a pergola and secondary verandah.There is ample off street parking for the whole family within the double carport with drive through access to a separate garage with an attached carport.Fantastic property features include:- Double carport and ample off street parking on the driveway- Split-system air-conditioning in the open plan lounge/dining- Built-in robe in both bedrooms- Two verandahs and a pergola - Solar panels and a rain water tankSituating in a great location the property is close to bus routes, excellent local schools such as Garden College, John Hartley School and St Columba while Munno Para Shopping Centre is within easy reach with a range of dining options.Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect!Year Built / 1965 (approx)Land Size / 753sqm (approx) Frontage / 22.25m (approx)Zoning / MPN-Master Planned NeighbourhoodLocal Council / City of PlayfordCouncil Rates / \$1,577.35 pa (approx)Water Rates (excluding Usage) / \$614.80 pa (approx)Es Levy / \$89.30 pa (approx)Estimated Rental / \$340-\$370pwCurrent Rental / \$330pwTitle / Torrens Title 5069/343Easement(s) / NilEncumbrance(s) / NilInternal Living / 85sqm (approx)Total Building / 255.5sqm (approx)Construction / Brick Veneer Gas / Not ConnectedSewerage / MainsSelling Investment For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/EmbtIH>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.