

23 Brookside Close, Davoren Park, SA 5113



Sold House

Wednesday, 6 March 2024

23 Brookside Close, Davoren Park, SA 5113

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 595 m2

Type: House



Mike Lao

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Brendon Ly

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\$460,000

*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://my.matterport.com/show/?m=HwSKmsEXw5xTo> To submit an offer, please copy and paste this link into your browser: [https://www.edgerealty.com.au/buying/make-an-offer/Mike Lao](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao), Brendon Ly and Edge Realty RLA256385 are proud to present to the market this wonderful brick home standing proud on a 595sqm corner block with convenient dual driveways. Whether you're a first-time buyer, a seasoned house hunter or a savvy investor, you can't go past this inviting abode, ready for you to move in and enjoy or transform into something truly incredible with your loving touch. The spacious lounge room is located just off the entry, fitted with pendant lighting, electric roller shutters, heating and cooling and carpet flooring underfoot. This comfortable space will be a favourite place to gather with loved ones at the end of the day or kick back and relax with a good book once the kids are in bed. From here, you can move freely into the open plan kitchen and meals area with beautiful natural light coming through the windows. You can bring your culinary visions to life in the kitchen thanks to the electric oven and cooktop. There's ample storage within the built-in pantry and laminate cabinetry. A rear verandah extends the living space to the outdoors and provides plenty of room to host guests or simply ease into the day with your morning coffee. There is a single carport plus a separate garage to securely park your vehicles or work on your next home project. Back inside, there are three spacious bedrooms; the master has a walk-in robe and convenient en-suite access to the main bathroom with a separate toilet. Completing the internal layout is the laundry room with convenient external access. Key features you'll love about this home:- 595sqm corner block with dual driveways- Split-system reverse cycle heating and cooling in the open plan living- Master bedroom with walk-in robe, ceiling fan and en-suite access to main bathroom- Roller shutters to all front windows- Single carport with rear access plus a separate garage and shed- Rainwater tank This property is conveniently located near a range of amenities, making it an ideal choice for first home buyers, investors, and families. Within close proximity, you'll find parks like Arura Reserve and McPherson Reserve, shopping centres like Munno Para Shopping City and Elizabeth Shopping City just minutes from your door. For families with children, there are plenty of schools just a short distance away such as John Hartley School and Craigmore High School, ensuring an education for your little ones is never too far away. Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect! Year Built / 1994 (approx) Land Size / 595sqm (approx) Frontage / 17m (approx) Zoning / MPN-Master Planned Neighbourhood/EAC-Emerging Activity Centre Local Council / City of Playford Council Rates / \$1,657.90 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$96.10 pa (approx) Estimated Rental / \$450-\$490 pw Title / Torrens Title 5127/786 Easement(s) / Nil Encumbrance(s) / To Earthline Pty.Ltd Internal Living / 91.3sqm (approx) Total Building / 152sqm (approx) Construction / Brick Veneer Gas / Not Connected Sewerage / Mains For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/QRPCvdlf> 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: [www.edgerealty.com.au/Edge Realty RLA256385](https://www.edgerealty.com.au/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.