

**25 Walpole Street, Davoren Park, SA 5113**

**House For Sale**

Wednesday, 22 May 2024

25 Walpole Street, Davoren Park, SA 5113

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 788 m2**

**Type: House**



Amanda Robles  
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Eli Robles  
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**\$469k-\$509k**

Amanda and Eli Robles are proud to present this delightful property. Nestled in the welcoming community of Davoren Park, 25 Walpole Street offers a blend of comfort and practicality, perfect for families or those seeking extra space. This three-bedroom, one-bathroom home, complete with a study room, showcases thoughtful design and functionality throughout. Step inside and be greeted by a warm and inviting atmosphere. Two of the bedrooms feature built-in robes, providing ample storage and organization. The third bedroom includes convenient bookcase shelving and a sliding door that leads out to a lovely sunroom at the back of the home. Adjacent to the sunroom is a versatile study room, perfect for a home office or a quiet retreat. The bathroom is ideally located in the middle of the three bedrooms, ensuring easy access for all. The lounge room is equipped with a ceiling fan and a gas heater, complemented by a ducted evaporative system that maintains a comfortable climate throughout the home. The retro kitchen adds a touch of nostalgia and charm, leading seamlessly to the laundry and a second toilet. From the sunroom, step out into the expansive backyard, a blank canvas brimming with potential for gardening, play, or entertaining. The front of the home boasts a nice verandah, enhancing its beautiful frontage. The expansive three-car carport and additional undercover parking at the front provide ample space for vehicles, ensuring convenience for multiple drivers or guests. Outside, the property continues to impress. A garden shed offers additional storage, while the garage, featuring three-phase power and a concrete floor, is perfect for a workshop or extra parking. Whether you're looking to settle down or add to your investment portfolio, Davoren Park offers affordability, convenience, and promising prospects for the future.

Specifications: CT / 5185/220 Council / Playford Zoning / MPN/EAC Built / 1965 Land / 788m<sup>2</sup> (approx) Council Rates / \$1660pa SA Water / \$230pq Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / John Hartley School B-6, Swallowcliffe School P-6, Elizabeth North P.S, South Downs P.S, Mark Oliphant College (B-12), Kaurna Plains School

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