

**26 Brimsdown Road, Davoren Park, SA 5113**

**House For Sale**

Thursday, 4 January 2024



26 Brimsdown Road, Davoren Park, SA 5113

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 660 m2**

**Type: House**



Mike Lao

0882811234



Brendon Ly

0447888444

**\$425,000 - \$465,000**

\*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=QynTTjqCPa4>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) are proud to present to the market this delightful property full of potential. Boasting 3 bedrooms and 1 bathroom, this home offers spacious living spaces both inside and out. Enter the home into the spacious front lounge room, featuring a wall mounted TV, split-system air-conditioning, stacked stone feature wall with a heater and ceiling fan ensuring year round comfort. From here, you can step into the open plan kitchen and meals area. The kitchen will delight with a gas cooktop, electric oven, dishwasher and plenty of storage space within the overhead cabinets and built-in pantry. The open-plan design seamlessly connects the kitchen to the meals area and direct access through the laundry to the expansive outdoor verandah - an ideal spot for hosting gatherings and enjoying the outdoors. All three bedrooms are tucked away off the hallway, providing privacy and comfort for every family member. The master bedroom with a split-system air-conditioning unit while bedroom 2 has a large built-in robe. The bathroom features a vanity, step-in shower, and a separate toilet to accommodate busy households. The outdoor area offers an expansive verandah with decking underfoot spanning the full width of the home. There is a double carport with rear access and a separate garage for all your storage needs or to work on your next DIY project. The location of this property is highly convenient for families, first home buyers, and investors alike. 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 only 850m to Davoren Park Shopping Centre, 550m to the Playford Tavern, and a short drive to the Munno Para Shopping Centre and Eyre Village Shopping Centre. For those who commute, you can be in the city in less than 40 minutes. Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect! Year Built / 1962 (approx) Land Size / 660sqm (approx) Frontage / 18.28m (approx) Zoning / MPN-Master Planned Neighbourhood Local Council / City of Playford Council Rates / \$1,613.15 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$92.3 pa (approx) Estimated Rental / \$430-\$480pw Title / Torrens Title 5599/925 Easement(s) / Nil Encumbrance(s) / Nil Internal Living / 95.3sqm (approx) Total Building / 218.3sqm (approx) Construction / Brick Veneer 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/KD28tN> 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.