

**26 Crafter street, Davoren Park, SA 5113**

**House For Sale**

Thursday, 18 April 2024



26 Crafter street, Davoren Park, SA 5113

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Area: 890 m2**

**Type: House**



Phuong Nguyen



Fiona Nguyen  
0433618436

## AUCTION. SAT 04TH MAY 3:30PM (USP)

AUCTION SAT 4TH MAY 3.30PM OR UNLESS SOLD PRIOR. Conveniently located on a quiet corner block on Crafter Street, this Torrenstitled easement free 890 sqm is ideal for fabulous investment opportunities or developer's dream. The home has four bedrooms, three bathrooms and is situated in an ideal location within minutes of many amenities the suburb has to offer. With the ability to be subdivided, as demonstrated in the street already (STCC: subject to council planning consent), a large block of land doesn't come along very often. Features to love:- Two master bedrooms with built-in wardrobes and their own private ensuites with a single vanity and shower.- The additional two guest bedrooms are serviced by a central bathroom with a toilet, shower, and bath.- The stylish kitchen features ample storage space in its wood cabinets and walk-in pantry- A double sink with a mixer tap and pure tap plus a breakfast bar for a fantastic cooking and eating experience.- Split system air-conditioning in 3 bedrooms, lounge, and meals area- Ceiling fans in bedroom 4 and the rumpus room- 18 solar panels and a rainwater tank- Fully fenced block with security doors and roller shutters throughout- A practical laundry room with an additional toilet- Corner access and an oversized garage with an adjacent workshop Please register your interest by phone Fiona Nguyen 0433 618 436 or Phuong Nguyen on 0410 848 168 Year Built / 1965 (approx) Land Size / 890sqm (approx) Frontage / 22.5m (approx) Zoning / MPN - Master Planned Neighbourhood \ EAC - Emerging Activity Centre Local Council / City of Playford Council Rates / \$1,742.40pa (approx) Title / Torrens Easements / Nil If this property is to be sold via Auction, the Vendors Statement (Form 1) will be served for 3 consecutive business days prior to the Auction and at the Auction for 30 minutes before it starts.\*Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. All inclusions and exclusions must be confirmed in the Contract of Sale. RLA308267