

**27 Gerald Boulevard, Davoren Park, SA 5113**

**Sold House**

Monday, 6 November 2023



27 Gerald Boulevard, Davoren Park, SA 5113

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 420 m2**

**Type: House**



Mike Lao

0882811234



Brendon Ly

0447888444

**\$500,000**

\*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=4FM5f2hFReV>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%20and%20Edge%20Realty%20RLA256385) are proud to present to the market this modern haven that's ready for you to move in and relax. Located within a peaceful enclave of Davoren Park, you will enjoy a good-size yard, four bedrooms, two bathrooms and easy access to everything this region has to offer. A double paver driveway and a contemporary rendered facade instantly set the tone for this stylish home. Everyday life is sure to revolve around the open-plan kitchen, family and meals area set at the rear with easy care timber look floors, a reverse cycle split system air-conditioning and an abundance of soft natural light. A separate lounge is set just off the hallway and would make the ideal work-from-home base, comfortable play area for the kids or second living area, depending on your needs. With ample bench space and storage in the kitchen, preparing meals will never be a hassle again. There's a tiled backsplash and a breakfast bar for casual meals plus a suite of stainless steel appliances including a gas cooktop, electric oven and dishwasher provisions. Glass sliding doors lead outside where you can host your Sunday BBQ on the paved patio and keep an eye on the kids playing in the fully fenced backyard. There are four bedrooms and two bathrooms including your master bedroom with a walk-in robe and en-suite. Two of the guest bedrooms both have built-in robes and all are conveniently serviced by the main bathroom with a separate bath, shower and toilet. Fantastic property features include:- Four bedrooms, two bathrooms and two living areas- Reverse cycle air-conditioning unit in the open plan living area- A charming rendered facade add to the street appeal- Double driveway and a double garage with an automatic roller door- Instant gas hot water system Convenience is all yours in this wonderful home that is located just minutes from everything you need. It's just a short walk to the Kalara Reserve and Arura Reserve while Broadmeadows train station across the road. A short drive will take you to Munno Para Shopping Centre and it's just minutes to a host of schools including Swallowcliffe School P-7, Garden College - Elizabeth Campus, John Hartley School and so many more. Lyell McEwin Hospital is 11 minutes away and 40 minutes into the Adelaide CBD. Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect! Year Built / 2008 (approx) Land Size / 420sqm (approx) Frontage / 14m (approx) Zoning / GN-General Neighbourhood Local Council / City of Playford Council Rates / \$1,837.40 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$113.5 pa (approx) Estimated Rental / \$470-\$510pw Title / Torrens Title 5964/547 Easement(s) / Subject to easement for drainage purposes - See title Encumbrance(s) / To C & L Investments Pty. Ltd. Internal Living / 140sqm (approx) Total Building / 174.9sqm (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/tOyey9> 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.