

28 Gerald Boulevard, Davoren Park, SA 5113

Sold House

Tuesday, 15 August 2023



28 Gerald Boulevard, Davoren Park, SA 5113

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 452 m2

Type: House



Mike Lao

0882811234



Tyson Bennett

0437161997

\$443,000

*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://rb.gy/uag78>To submit an offer, please copy and paste this link into your browser: [https://www.edgerealty.com.au/buying/make-an-offer/Mike Lao, Tyson Bennett and Edge Realty RLA256385](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao,%20Tyson%20Bennett%20and%20Edge%20Realty%20RLA256385) are proud to present to the market this bright and spacious family home or next great investment. Ideally positioned with a low maintenance front yard and charming street appeal, this is your chance to truly have it all whether you're on the hunt as a first home buyer, looking for your forever home or a savvy investment opportunity. The property is currently tenanted with a fixed lease of \$355 per week until 04/09/2023.An entryway draws you straight into the spacious lounge space with comfortable carpet flooring under foot and will surely be your favourite place to unwind with your favourite book and listen to the birds chirp outside. Transitioning through here you come to the open-plan and light-filled kitchen, meals and family area set at the rear. Make the most of this easy-care lifestyle with a tiled and carpeted floor underfoot, vertical blinds for added privacy and a split-system air-conditioning unit, perfect for indulging in a quiet escape or catching up with friends and loved ones.The kitchen will delight those who love to cook, complete with a Bellissimo gas cooktop and electric oven, a 1.5 sink with a mixer and pura tap and plenty of benchtop and cabinetry space complete with built-in pantry. For casual meals take advantage of the convenient breakfast bar!The master bedroom is set at the front of the home creating the perfect retreat and complete with a walk-in robe and en-suite bathroom. Bedrooms 2 & 3 are tucked away at to the side of the floorplan where you are treated to plush carpeting, vertical blinds and favourable built-in robes both with easy access to the bathroom. The main bathroom exudes functionality with a single shower, single vanity, bath tub and separate toilet. Completing the internal floor plan is a well equipped laundry with external access.Outside, there is plenty of lawn area in the fenced yard perfect for the little ones and family pet to run around or perhaps you're looking to create an outdoor entertaining haven to host your Sunday BBQs.There are so many features to enjoy including:- Split-system air conditioning offering heating and cooling in the open plan living- A single garage with front and rear roller doors for drive through access- Walk-in robe in master bed, built-in robes in both guest beds and a large linen cupboard- A gas hot water system, rainwater tank and laundry with external access- Plenty of room in the front and back yards to add your own personal style and touchesConvenience 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 Tyson Bennett on 0437 161 997 to inspect!Year Built / 2007 (approx)Land Size / 452sqm (approx) Frontage / 14m (approx)Zoning / GN-General NeighbourhoodLocal Council / City of PlayfordCouncil Rates / \$1,650.60 pa (approx)Water Rates (excluding Usage) / \$586.60 pa (approx)Es Levy / \$95.55 pa (approx)Currently Rented / Fixed lease of \$355 pw until 04/09/2023Title / Torrens 5964/557Easement(s) / NilEncumbrance(s) / To C & L Investments - See titleInternal Living / 106.5sqm (approx)Total Building / 141.6sqm (approx)Construction / Brick Veneer Gas / Connected Sewerage / Mains Selling Investment For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/OR86B1>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.