

**29B Ward Street, Davoren Park, SA 5113**



**House For Sale**

Tuesday, 14 May 2024

29B Ward Street, Davoren Park, SA 5113

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 366 m2**

**Type: House**



Mike Lao

0882811234



Tyson Bennett

0437161997

**\$509,000 - \$559,000**

\*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=cGcVFnp3pL4>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 delightful 3-bedroom, 2-bathroom home with multiple living areas, offering comfort, style, and space in the heart of Davoren Park. This well-designed home is perfect for families, first home buyers, and investors seeking a great opportunity in a thriving community. Upon entering, you are welcomed into a front lounge that is filled with natural light. The roller blinds allow you to control the light and privacy, while the soft carpet flooring adds to the cozy atmosphere. This is the perfect spot to relax with your family or utilise as your home office. The three bedrooms are located along the left side of the floor-plan, all featuring batten lighting, roller shutters, and comfortable carpet underfoot. The master suite is a true retreat, with a walk-in robe and a private en-suite adorned with feature tiles. Bedrooms 2 and 3 have built-in robes for convenient storage, and are serviced by a well-appointed main bathroom. Towards the rear of the home you'll find the open-plan kitchen, meals, and family area. The well-equipped kitchen features a suite of stainless steel appliances including a gas cooktop and electric oven, a dishwasher, and ample storage space with laminate cabinetry and a walk-in pantry. The family area has a split system air-conditioning unit for year-round comfort, and sliding doors that lead out to the patio, creating an ideal indoor-outdoor flow. Step outside to discover an easy-care backyard designed for both relaxation and entertainment. The paved patio is perfect for alfresco dining or hosting friends and family, while the low-maintenance lawn is ideal for kids and pets to play safely in the fully-fenced yard. Key features you'll love about this home:

- Three bedrooms, two bathrooms and two living areas
- Single garage with lights, an automatic roller door and internal access
- Rinnai split-system air-conditioning unit
- Plumbed rainwater tank
- Sprinklers installed in back garden
- Rinnai B20 instant gas hot water system
- NBN ready

Sitting in a convenient central Davoren Park location, a life of convenience is assured. Drakes Eyre, Don Hardy Reserve, Arura Reserve and Andrews Farm Soccer Club are nearby while Munno Para Shopping Centre is only a short drive away. For families, John Hartley School and Garden College - Elizabeth Campus are all within easy reach. Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect! Year Built / 2023 (approx) Land Size / 366sqm (approx) Frontage / 10m (approx) Zoning / MPN - Master Planned Neighbourhood \ EAC - Emerging Activity Centre Local Council / City of Playford Council Rates / \$1,872.70 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$114.25 pa (approx) Estimated Rental / \$510 - \$550 pw Title / Torrens Title 6255/431 Easement(s) / Nil Encumbrance(s) / To South Australian Housing Trust - See Title Internal Living / 128sqm (approx) Total Building / 163.4sqm (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/hE1kF> If this property is to be sold via Auction, the Vendors Statement (Form 1) may be inspected at the Edge Realty Office at 4/25 Wiltshire Street, Salisbury for 3 consecutive business days prior to the Auction and at the Auction for 30 minutes before it starts. Want to find out where your property sits within the market? Receive a free online appraisal of your property delivered to your inbox by entering your details here: [https://www.edgerealty.com.au/Edge Realty RLA256385](https://www.edgerealty.com.au/Edge%20Realty%20RLA256385) 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.