

**3 Cedar Avenue, Davoren Park, SA 5113**



**Sold Residential Land**

Thursday, 7 March 2024

3 Cedar Avenue, Davoren Park, SA 5113

Area: 375 m2

Type: Residential Land



Lukasz Jaworek  
0455229646

**\$279,000**

Online Auction Tuesday 26th March 12:00PM - Please Register Via the link

below <https://portal.bidtracker.com.au/auctions/9b494878-b418-4075-9522-ae82d4f39532/register-bidder/> Located in Davoren Park, an incredible opportunity presents itself to investors, young families and first home buyers alike. The location of this allotment offers convenience and proximity to some of the most popular amenities in the suburb. This allotment is certain to ignite immediate attention! Take advantage of the Government incentives with this Torrens Titled block. The allotment shape and size makes the process of choosing a builders plan simple, with most major builders providing ready made blueprints which reduces any costs involved in customising a design to fit. Land details below: Frontage: 12.5m (Approx.) Depth Left: 30m (Approx.) Depth Right: 30m (Approx.) Rear boundary: 12.5m (Approx.) Land size: 375sqm (Approx.) This is a great opportunity for buyers such as investors, young families and first home owners to build an executive home. In Brief: • Ideal for investors, young families and first home buyers • Desirable Suburb • Close proximity to shopping centres • Walking distance to public transport • Close to a variety of schools Situated with many amenities nearby including public transport, schools, parks, sporting clubs & shopping centres such as Kalara Reserve just around the corner and Stebonheath Park, John Hardy Reserve & North Lakes Golf Course in the local area. You can find shopping and entertainment facilities around the corner at The Fields Shopping Centre catering for your everyday requirements, Playford Alive and Munno Para Shopping Centres a short drive away. Zoned to quality primary education at John Hartley School B-7 and high school zoning at Mark Oliphant College. Quality private schools in the area include St Columbia College, Garden College, Trinity College & Hope Christian College. Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price. Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts. Norwood RLA 278530 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. Ray White Norwood are taking preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing will be required at this open inspection. Property Details: Council | Playford Zone | MPN - Master Planned Neighbourhood \EAC - Emerging Activity Centre \Land | 399sqm (Approx.)