

3 Petherton Road, Davoren Park, SA 5113



House For Sale

Thursday, 1 February 2024

3 Petherton Road, Davoren Park, SA 5113

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Vince Tropepe

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Auction On-Site Sunday 18th February 11:00AM

A call to all astute renovators and developers, here lies a modest prospect with undeniable potential in the heart of Davoren Park! This simple, single-storey, three-bedroom home serves as a humble foundation for transformation. Presenting petite, with straightforward layout, the property's practicality shines through its unassuming nature, on a whopping 710sqm block, making it the ideal candidate for renovation or a complete redevelopment (STCA). Upon entry, discover the living room with its large, front-facing windows granting a generous infusion of natural light, complemented by a built-in timber bench seat—a quaint nod to classic design. A split cycle A/C unit mounted on the wall ensures comfort is maintained year round. Adjacent, the functional open plan kitchen and dining area, offers the basics for every day living, with ample potential to evolve into a modern culinary social hub with gas stove and chimney for range hood. Accommodation needs are met with three carpeted bedrooms, where the master benefits from a built-in robe and split cycle A/C. The main bathroom is equipped with a shower, bathtub and vanity, supported by a separate toilet. Extend your living space with the inclusion of a games room or rumpus room, located at the rear of the home, where entertainment or recreational activities can unfold providing access straight out to the backyard where an alfresco area awaits. Blinds grace all windows throughout the home, contributing to the neat, if not unadorned, interior canvas and outside to the side is a large shed, suggesting ample storage or workspace for the hands-on homeowner. This Davoren Park home doesn't overstate its presence but rather invites the imagination to envision the possibilities that lie within its walls and expansive allotment. Additional Features: • Large frontage • Ample natural light throughout the home • Security roller shutters • Secure double car garage • Private laundry with external access • Hills Hoist clothes in the backyard • Nearby schools include: John Hartley School, St. Columba College, Swallowcliffe School, Elizabeth North Primary School, Mark Oliphant College, Para West Adult Campus, Trinity College Blakeview, Craigmore High School 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. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a list of recent local sales to help you with your market and value research.