

**35 Edgecombe Road, Davoren Park, SA 5113**

**House For Sale**

Thursday, 13 June 2024



35 Edgecombe Road, Davoren Park, SA 5113

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 375 m2**

**Type: House**



Mike Lao

0882811234



Brendon Ly

0447888444

**\$599,000 - \$649,000**

\*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=6fbP7Vd6zsa> 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 brand-new, easy-care and stylish home in Davoren Park. Constructed in 2024 by Homecorp Constructions, this four-bedroom, two-bathroom house is a haven for first home buyers, savvy investors, and growing families alike. As an added bonus, eligible buyers can save even more from the \$15,000 First Home Owners Grant and the Stamp Duty Exemption, making this an unmissable chance for first-time homeowners to take that significant step onto the property ladder. The landscaped garden, concrete double-width driveway and stylish rendered and slat feature facade provide the ideal welcome home, inviting you inside and explore it for yourself. On offer are four bedrooms tucked to one side of the floorplan. The master is fitted with a sliding door to the rear alfresco, split-system air-conditioning unit, walk-in robe and a three-piece en-suite, while the remaining three guest bedrooms have mirrored built-in robes, roller blinds and comfortable carpet flooring. Both bathrooms are complete with modern fittings, including glass-panelled showers, a vanity, heat lamps, detachable showerheads and there is a soaking tub and separate toilet in the shared bathroom. Towards the back of the home sits the open-plan kitchen, meals and family room with a split-system air-conditioning unit providing year-round comfort, roller blinds, easy-care hybrid floating floors and a sliding glass door that opens to the alfresco. The home chef is sure to be impressed by the well-designed kitchen featuring a built-in pantry, quality Euro stainless steel appliances, double sink, and laminate cabinetry. There's plenty of storage with overhead cupboards, along with a breakfast bar on the Caesar stone benchtops where the kids can enjoy casual dinners as you host guests in the dining area. Outside, you will find the alfresco which comes with LED down lights and tiled pavers. This is the perfect spot for outdoor entertaining or simply enjoying your morning coffee whilst the kids and pets play safely in the fully fenced backyard. Key features you'll love about this home: - Samsung split-system air conditioning units in the master bedroom and open plan family room - Master bedroom with walk-in robe and three piece en-suite - Mirrored built-in robes in bedrooms 2, 3 and 4 - Kitchen with gas cooktop, electric oven and dishwasher - Double width garage with automatic roller door and internal access - Rainwater tank with electric pump - Midea instant gas hot water system - NBN ready If it's a life of convenience you desire, then this home will surely deliver. The local bus stop and Kalara Reserve with Andrews Farm Cricket and Soccer clubs are just a short walk away. For families, The Garden College Elizabeth Campus, St. Columba, John Hartley School and Swallowcliffe School P-7 are within easy reach. The vibrant Eyre shopping centre is also within walking distance, providing you with easy access to a range of retail outlets, cafes, and essential amenities. A short drive will take you to Elizabeth City Shopping Centre and Munno Para Shopping City, and it's a mere 40-minutes into the heart of the Adelaide CBD with convenient access to the Northern Expressway. Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect! Year Built / Homecorp Constructions - 2024 (approx) Land Size / 375sqm (approx) Frontage / 12.5m (approx) Zoning / MPN/EAC - Master Planned Neighbourhood / Emerging Activity Centre Local Council / City of Playford Council Rates / \$1,341.05 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / TBA Estimated Rental / \$550 - \$595pw Title / Torrens Title 6284/664 Easement(s) / Nil Encumbrance(s) / To Two SA Pty. Ltd. - See title Internal Living / 115.5sqm (approx) Total Building / 171.5sqm (approx) Construction / Rendered 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/mnSpoq> 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.