

**35A Fordingbridge Road, Davoren Park, SA 5113**



**House For Sale**

Friday, 3 May 2024

35A Fordingbridge Road, Davoren Park, SA 5113

**Bedrooms: 3**

**Bathrooms: 2**

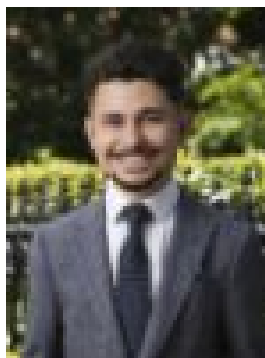
**Parkings: 1**

**Area: 288 m2**

**Type: House**



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**\$495,000 - \$525,000**

Step into the embrace of a home that reflects the spirit of modernity combined with the ease of single-story living. Built in 2011, this Torrens Titled Davoren Park abode is a showcase of contemporary design, offering a harmonious interiors and low maintenance exteriors that is ready to welcome its next occupants. Within its walls, you'll find three cozy bedrooms, each adorned with plush carpeting underfoot, creating a peaceful retreat from the lively heart of the home. Two well-appointed bathrooms, including a private ensuite and a main bathroom, cater to the needs of both family and guests, offering a sleek, crisp environments with spacious showers and toilets in both. The home features a single car garage, complete with an automatic roller door that adds a touch of convenience to your daily routine. As you move through the residence, floating floorboards pave the way, combining durability with an aesthetic warmth that complements any decor. At the forefront of the property, a formal lounge room stands ready to entertain or provide a quiet corner for relaxation. Moving toward the rear, the dining area and kitchen come together in an open plan arrangement that's designed for connection. Here, the kitchen's generous layout shines with stainless steel appliances, ready to facilitate any and all culinary endeavours. A split system air conditioner in the dining and kitchen space ensures comfort no matter the weather, offering a cool reprieve on hot summer days or a cozy warmth during the chill of winter. Step outside to a simple grassed backyard—a canvas for both play and leisure. This low-maintenance space is perfect for busy lifestyles or those who prefer to spend their free time making memories rather than tending to garden chores. Move-in ready, this Davoren Park residence is a bastion of the easy-going lifestyle that modern families crave. Boasting all the necessary amenities and set in a community ripe for growth, this home stands as a testament to the fact that sometimes, life's greatest luxury is simplicity itself. Additional Features: • Torrens titled • Downlighting throughout • Private laundry with rear access to the wall mounted retractable clothes line • Bathtub in the main bathroom • Simple front yard that, with some simply landscaping, could be the cherry on top of a modern minimalistic home • Close proximity to Munno Para Shopping City • 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. Ray White Prospect is 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.