

4 King Street, Davoren Park, SA 5113



House For Sale

Monday, 22 April 2024

4 King Street, Davoren Park, SA 5113

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 680 m2

Type: House



Mike Lao

0882811234



Brendon Ly

0447888444

\$439,000 - \$479,000

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 3-bedroom home that's sure to appeal to a wide range of buyers. Whether you are a first home buyer, a family looking for a place to call home or a savvy investor planning to sit back and enjoy the returns, now is the time to buy and secure your future with subdivision or granny flat potential due to the backyard size (STCA). The property is currently tenanted by a reliable and long-term tenant with a fixed lease of \$330 per week in place until 02/03/2025. Low-maintenance landscaped front gardens add instant street appeal and provide a warm welcome home. Step inside to discover easy care vinyl flooring are on show in the front lounge room along with a Mitsubishi split-system air-conditioning unit ensuring year round comfort and the ideal spot to welcome visitors or cosy up in the evenings. From here you can make your way into the combined kitchen and dining space. For those who love to cook, the kitchen is equipped with a built-in pantry, laminate cabinetry, a gas cooktop and oven and sweeping benchtops with a 1.5 sink and mixer tap. There are three bedrooms set off the hallway, all with batten lighting and roller blinds. To service them is the main bathroom with a combined shower-bath, feature tiles, medicine cabinet and separate toilet. Completing the internal floorplan is the 2-way laundry with exterior access. The children and pets can play safely in the fully fenced yard where there is plenty of scope to transform this space to the ultimate outdoor entertainment area (STCA). There is a tandem carport that connects to the rear verandah for securing two vehicles, tools and equipment. There are an additional two car spaces on the driveway. Key features you'll love about this home:- Split-system air-conditioning in the front lounge room- Roller blinds throughout- Kitchen with gas cooking, built-in pantry and ample storage space- Carport with rear access- Low-maintenance landscaped front garden- A good-size laundry with exterior access. 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. It is a short distance from the vibrant Eyre shopping centre, providing you with easy access to a range of retail outlets, cafes, and essential amenities. For families, The Garden College Elizabeth Campus, St. Columba, John Hartley School and Swallowcliffe School P-7 are within easy reach. A 5-minute drive will take you to Elizabeth City Shopping Centre and 7-minute drive will take you to the Munno Para Shopping City and it's 40-minutes into the heart of the Adelaide CBD with convenient access to the Northern Expressway. Please note property photos were taken in 2024 and 2017. Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect! Year Built / 1965 Land Size / 680sqm (approx - sourced from Land Services SA) Frontage / 21.9m (approx) Zoning / MPN-Master Planned Neighbourhood \ EAC-Emerging Activity Centre Local Council / City of Playford Council Rates / \$1,613.15 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$92.30 pa (approx) Current Rental / Fixed lease of \$330 pw in place until 02/03/2025 Estimated Rental / \$420-\$460 pw Title / Torrens Title 5595/454 Easement(s) / Nil Encumbrance(s) / Nil Internal Living / 97.5sqm (approx) Total Building / 140sqm (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/dqfmXr> 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.