

40 Kilmington Road, Davoren Park, SA 5113



House For Sale

Tuesday, 11 June 2024

40 Kilmington Road, Davoren Park, SA 5113

Bedrooms: 2

Bathrooms: 1

Area: 421 m2

Type: House



Andrew Rose

0421988597

\$350,000 - \$380,000

Andrew Rose from LJ Hooker presents an exceptional opportunity for first-time buyers, young families, or Savvy investors. This home features two spacious bedrooms and a large lounge room, perfect for relaxing or entertaining. The open-plan kitchen and dining area offer a versatile space for casual meals. Side gate access allows drive-through to the backyard, which is a blank canvas ready for your personal touch. There's plenty of room for kids and pets to play. Additional Features:

- Two Generously sized bedrooms
- Large, enclosed backyard
- Surrounded by quality new-built homes
- Side gates with drive-through access to the rear

Specifications: CT / 5146/901 Council / Playford Built / 1965 Land / 421m² (approx.) Frontage / 11.56m (approx.) Easements / Yes - See CT Estimated rental assessment / \$360-\$380 per week

Please Note: This home is currently tenanted on a Periodic Lease for \$350 per week. Located in a peaceful part of Davoren Park, this home is close to Garden College - Elizabeth Campus, bus stops, Kalara Reserve, Chesterman Reserve, and Aura Reserve. Munno Para Shopping City is just minutes away, and Broadmeadows and Smithfield stations are easy to reach. Nearby schools include John Hartley School, St. Columba College, and Swallowcliffe School. For more information, contact Andrew Rose from LJ Hooker today!

Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA155355