

**42 Fordingbridge Road, Davoren Park, SA 5113**



**House For Sale**

Wednesday, 12 June 2024

42 Fordingbridge Road, Davoren Park, SA 5113

**Bedrooms: 3**

**Bathrooms: 1**

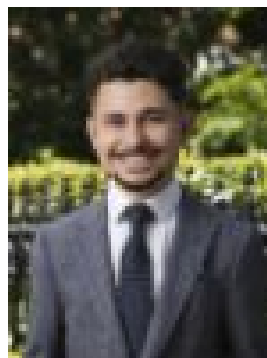
**Parkings: 1**

**Area: 724 m2**

**Type: House**



Vince Tropepe  
0402112777



John Eglezos  
0413835213

## **Auction On-Site Sunday 23rd June at 11:00AM**

Embrace the blend of tradition and potential in this treasured single-storey, solid brick home with original wooden floorboards laying the ground work throughout. Constructed in 1962 and situated on a generous 724sqm (approx.) allotment in the heart of Davoren Park, this residence boasts the essence of mid-century craftsmanship, offering a foundation ripe for rejuvenation or a canvas for new dreams to take shape. A two-car carport with a convenient roller door starts the story of convenience, leading to an open-access driveway that sets the stage for a welcoming entry. Step inside to discover a living and dining area at the front of the home, ready to play host heartwarming memories, with a wall-mounted air conditioner and a ceiling fan ready to deliver comfort throughout the shifting seasons. Bedroom 2, perfectly positioned at the front of the home, offers the convenience of a built-in robe and the luxury of a split system air conditioner. Just steps away, the bathroom provides practical amenities, including a shower and a bathtub, complemented by a linen cupboard that cleverly maximises storage space. Bedroom 1 offers a blank canvas to add your own preferred additions, while Bedroom 3 delights with a built in robe. The kitchen continues the home's warm aesthetic with wooden floorboards underfoot, a gas stove, oven and timeless wooden bench tops. Adjacent to the kitchen, the laundry area and a separate toilet offer ease of living, with direct access to the vast verandah, that spans the width of the property, with paving underfoot, and into a space where gatherings are encouraged while looking out over a rather expansive backyard with lush grass and fruits trees. With spacious and prospective land, this home stands ready and waiting for someone to write the next chapter of its story. Whether you're looking to add onto its already solid roots, or create something entirely new, this semi secure property offers both the potential and space to bring your vision to fruition, on a quiet street, in a thriving community. Additional Features: • Ceiling fans in all bedrooms • Large shed in the rear garden • Tall fencing around the perimeter • Automatic Roller Door Garage • Solar Panels • Large frontage • Security screens on all windows • Ease of access to Drakes Eyre, Davoren Park Shopping Centre and Munno Para Shopping City • Walking distance to a variety of parks and reserves • 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.