

# 51 Coventry Road, Davoren Park, SA 5113

ALL ADELAIDE

## House For Sale

Thursday, 13 June 2024

51 Coventry Road, Davoren Park, SA 5113

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 890 m2

Type: House



Deep Solanki  
0426697852



Ahmad Samandaryan  
0420858909

## **Auction On Site: Saturday 29th June at 3:00pm USP**

Delightfully nestled on a generous corner allotment of 890m<sup>2</sup>, this exciting new release offers a variety of redevelopment urban renewal opportunities with potential to demolish the existing home and construct up to 3 brand-new homes. Take advantage of current lenient council regulations and enjoy the advantage of recent urban growth and new construction in the local area, providing the catalyst for you to step on board build your new dream development with the security of knowing you are in a rapidly changing and highly sought after area. The current home is of a traditional design and could be repaired and revitalised, providing either rental or move in accommodation while you are planning your dream development. Ultimately the value of the property is in the land and the prime position with 2 street frontages. So, get creative and do the maths, this one will not be on the market long and astute investors with a wise and visionary outlook will certainly be lining up to explore the future use potential. Briefly: \* Traditional 3 bedroom home on generous corner allotment \* Exciting opportunity to demolish, subdivide and redevelop \* Generous allotment of approximately 890m<sup>2</sup> \* Potential to demolish and build 3 brand-new homes \* Dual street frontage offering a variety of future use scenarios \* Original home in need of repair and maintenance \* Exciting area with new development in all directions \* Perfect investment opportunity for wise entrepreneurs Ideally located with Kalara Reserve, Stebonheath Park, Davoren Park, John Hardy Reserve & North Lakes Golf Course all in the local area. Zoned to quality primary education at John Hartley School B-7 and high school zoning at Mark Oliphant College. Quality private schools in the area include St Columbia College, Garden College, Trinity College & Hope Christian College. The Fields Shopping Centre will cater for your everyday requirements with Playford Alive and Munno Para Shopping Centres both in the local area. Public transport to the city can be found just a short walk away at Broadmeadows Railway Station. Zoning information is obtained from [www.education.sa.gov.au](http://www.education.sa.gov.au) Purchasers are responsible for ensuring by independent verification its accuracy, currency or completeness. All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. The vendor's statement (Form 1) will be made available at 193 North East Road Hampstead Gardens for 3 consecutive business days prior to the Auction as well as at the premises on the day 30 minutes prior to the Auction.