

53 Coventry Road, Davoren Park, SA 5113

ALL ADELAIDE

House For Sale

Thursday, 13 June 2024

53 Coventry Road, Davoren Park, SA 5113

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 790 m2

Type: House



Deep Solanki
0426697852



Ahmad Samandaryan
0420858909

Auction On Site: Saturday 29th June at 2:00pm USP

Constructed in the 60s and now being offered to the modern market for the 1st time in recent decades, this original 3 bedroom residence is situated on a large 790m² allotment and presents a unique opportunity to home buyers, investors and developers alike. Home buyers wishing to live on a larger allotment and ready to roll up their sleeves and embrace some renovations will be keen to upgrade and revitalise the existing home, where a traditional 5 main room design combines with ample vehicle accommodation and alfresco entertaining space to offer an exciting and appealing option for the growing family. Developers and investors will certainly be keen on exploring the sub division potential of the 790m² allotment where 2 brand-new homes could be constructed under current lenient urban planning regulations. The local area is booming with new housing and developments and presents an ideal opportunity get involved in a thriving urban revitalisation suburb where younger families and 1st home buyers are keen to purchase new and contemporary homes. The current home comprises of a generous living room, combined kitchen/dining, 3 bedrooms, separate bathroom toilet and laundry. A large rear verandah and 4 car carport will provide ample accommodation for your vehicle is and plenty of space for your alfresco entertaining. A disused swimming pool is in need of repair and could be renovated and upgraded should the purchaser be keen on creating their own urban paradise with plenty of space for the kids to run and play. Invest for your success, develop and reap the rewards or purchase now, move on in and upgrade when your budget suits, while enjoying the mortgage proof security of knowing that the block can be subdivided in the future. Briefly:*

Original 5 room home on large traditional allotment* Block size of 790 m² * Potential to subdivide and construct 2 brand-new homes* Ideal opportunity to future proof your mortgage with a large allotment* 3 spacious bedrooms, bedrooms 1 & 2 with built-in robes* Generous living room with combustion with heater and air-conditioner* Combined kitchen/dining room features crisp white cabinetry, wide sink, freestanding gas stove tiled splash backs* Traditional bathroom with separate bath and shower* Separate laundry and toilet* Wide rear verandah overlooking large backyard* Large 4 car carport with lock up roller door* Disused inground swimming pool in need of repair* Garden shed* 3 rainwater tanks* Lock-up fencing and gates to the street* Security roller shutters to the street facing windows 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 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.