

**60A Whittington Road, Davoren Park, SA 5113**

**House For Sale**

Wednesday, 14 February 2024



60A Whittington Road, Davoren Park, SA 5113

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 298 m2**

**Type: House**



Jaya Prageeth



Brijesh Mishra

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## **Auction Sat 2nd March at 11am (USP)**

Perfectly positioned, just around the corner from The Fields Shopping Centre, and within easy reach of local reserves and public transport, this refreshing contemporary residence offers both style and comfort across a generous 3 bedroom, 2 living area design. Crisp timber look floating floors, fresh neutral tones and square set ceilings offer a stylish living environment with a refreshing modern appeal. A large open plan living/dining room and adjacent modern kitchen create a central social hub, while the adjacent living space/study adds that vital 2nd living area. Cook in style in comfort in this well appointed kitchen that's seamlessly integrates within the living area. Laminated benchtops, crisp modern cabinetry stainless steel appliances, double sink, island breakfast bar, and walk-in pantry feature. Venture outdoors to discover a generous rear yard, providing ample space for kids and pets to play freely. A tool shed and a rainwater tank provide useful utilities. The master bedroom features a walk-in robe and a stylish ensuite bathroom, while bedrooms 2 and 3 offer the practicality of built-in robes. The 2nd living space adjacent kitchen, whether utilized as a second living room, study, or potentially a fourth bedroom, adds versatility to the floor plan. A bright and spacious bathroom offers a separate bath and shower, while a walk-through laundry with exterior access adds an ergonomic convenience. Additional storage space is made easy with a handy storage room, while an oversized wide single garage with auto roller door provides security for your valuable vehicle and convenient interior access to the home. Ducted reverse cycle air-conditioning ensures your year-round comfort, completing a value packed offering that is bound to appeal to both homebuyers and investors. A perfect blend of modern living, comfort, and convenience awaits. Your inspection is highly recommended, come along and experience the lifestyle that this property has to offer. Briefly: \* Modern courtyard home on 297m<sup>2</sup> allotment\* 3 bedrooms, all with quality carpets and robe amenities\* Bedroom 1 with walk-in robe and ensuite bathroom\* Bedrooms 2 & 3 with built-in robes\* 2nd living room/study/bedroom 4\* Bright bathroom with separate bath and shower\* Walk-through laundry with exterior access\* Separate toilet\* Fresh neutral tones and timber look floating floors\* Generous open plan living area kitchen adjacent\* Kitchen features laminated bench tops, stainless steel appliances, double sink, Island breakfast bar & walk-in pantry\* Handy storage room\* Oversized wide single garage with auto roller door and interior access to the home\* Ducted reverse cycle air-conditioning\* Generous rear yard with ample room for kids and pets\* Tool shed\* Rainwater tank\* Short walk to local shops 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-3 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 is just around the corner, perfectly for your everyday requirements, with Playford Alive and Munno Para Shopping Centres a short drive away. Public transport to the city can be found just a short walk away at Broadmeadows Railway Station. For more information, contact Jaya Prageeth on 0430 397 878 or Brijesh Mishra on 0430 140 905. The Vendor's Statement (Form 1) may be inspected at 493 Bridge Road, Para Hills SA 5096 for 3 consecutive business days before the auction and at the auction for 30 minutes before it commences. **DISCLAIMER:** We have in preparing this document using 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. RLA 326570