

7 Pilsdon Street, Davoren Park, SA 5113



House For Sale

Wednesday, 15 May 2024

7 Pilsdon Street, Davoren Park, SA 5113

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 801 m2

Type: House



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Auction On-Site Saturday 1st June 1:00PM

Walking distance to a big oval and playground as well as Eyre Village Shopping Centre - home to Drakes and specialty health and beauty services - this bright '60s-era home with polished timber floors and huge window banks among its classic character features and sits on a substantial block with a largely untouched rear yard that you could landscape into an amazing garden, extend the house into, or perhaps use as the foundation for a whole new dream build down the track (STCA). White-washed interior walls contrast perfectly against the honey hues of those stunning timber floors running from the front entry into the kitchen via a combined living/dining area, and down a short hallway into 3 generous bedrooms - the main bathroom, its adjacent WC, and the laundry are all tiled. A welcoming space for rest and play, the living/dining room enjoys the warmth of winter sunshine, with natural light pouring through 3 huge windows overlooking a neat front garden and a short drive up to the single carport; it also has a wall-mounted AC unit for the months that sizzle! Sliding doors at both ends open the kitchen either straight into the dining room or the laundry. This is a quick cook's set-up with everything close at hand along two parallel workbenches housing ample storage, a gas cooker/oven and a double sink with a handy draining board. From here you can look through the pergola area, currently uncovered although you could easily sling some shade cloth over as a temporary measure, to the huge, fenced backyard with little to deal with but a few established trees. This is the blank canvas that you could do so much with when you're ready. The north is well-serviced with vibrant shopping hubs, but we love that it's only a 5-minute walk from this property to Eyres Village where you can pick up forgotten ingredients at Drakes for that party favourite recipe, as well as to all the open space and play equipment at Kalara Reserve. A short drive will get you to Davoren Park or Munno Para Shopping Centres, as well as Elizabeth City Centre, and local schooling from prep to Year 12 is all reachable in under 10 minutes.

FEATURES WE LOVE

- Super-central northside location convenient to shopping hubs, parks and the train station
- Solid brick home with sweet '60s' charm in the way of lovely big windows and stunning polished timber floors
- A light-filled interior comprising a combined living/dining room, practical kitchen with access into the dining room and laundry, 3 bedrooms and a full bathroom
- Split system A/C in the living/dining area
- Main bathroom is central to all 3 bedrooms and has both a shower and bath, with the WC next door
- Laundry has handy 3-way access from kitchen, hallway and the 12m long rear pergola
- Fully fenced front yard with a single carport at the end of the driveway
- A massive, fenced backyard with all the room in the world to plan a statement garden, extend the home's original footprint, or capitalise on with a whole new build (STCA).

LOCATION

- 350m to Kalara Reserve oval and playground, and Drakes at Eyres Village Shopping Centre
- Take your pick! Davoren Park and Munno Para Shopping Centres, plus Elizabeth City Centre - all less than 7 minutes by car
- 6-minute drive to Broadmeadows train station for stress-free city trips for work, play or study
- Good local schooling options: 15-minute walk to Swallowcliffe School (P-6), 5-minute drive to Elizabeth North Primary, 8 to Kaurana Plains School, and 10 to Craigmore High

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Norwood RLA 278530 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.

Property Details: Council | Playford Zone | MPN - Master Planned Neighbourhood \ EAC - Emerging Activity Centre Land | 801sqm (Approx.) House | 163sqm (Approx.) Built | 1962 Council Rates | \$1,569.65pa Water | \$153.70 pqESL | \$157.25pa