

**8 Brimsdown Road, Davoren Park, SA 5113**

**HARRIS**

**House For Sale**

Friday, 3 May 2024

8 Brimsdown Road, Davoren Park, SA 5113

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 633 m2**

**Type: House**



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## Contact Agent

Tom Dunstan & Harris Real Estate are thrilled to present to the market 8 Brimsdown Road. Situated on a corner allotment spanning 633 square meters, this charming property offers a blend of comfort and convenience in the heart of Davoren Park. Perfectly positioned within easy reach of schools, parks, and public transport, this is an ideal location for families and investors alike seeking a peaceful suburban lifestyle. Step inside to discover a thoughtfully designed layout that effortlessly combines functionality with style. The formal living area greets you with warmth and comfort, providing the perfect space to unwind and entertain guests. Venture further into the home to find the bedroom wing, where updated amenities await. Tranquility abounds in the cozy bedrooms, offering ample space and natural light to ensure a restful night's sleep. The updated bathroom adds a touch of luxury, featuring modern fixtures and finishes for your comfort and convenience. The heart of the home lies in the well-appointed kitchen, where culinary delights await. Boasting ample cabinetry, quality appliances, and plenty of bench space, this is a chef's haven where delicious meals are made with ease. Step outside to discover the spacious extension, perfect for hosting gatherings or simply enjoying the outdoors in privacy. This versatile space also houses the fourth bedroom, providing additional accommodation options for guests or family members. What we love; - Huge 14.8kw solar system to assist with keeping living costs low - Roof replaced approx. 4 years ago with new fire blanket installed - Renovated main bathroom with all new plumbing installed just 6 years ago - Pine flooring through out - Air conditioning in bed 3, bed 4 & dining area - Tiled splashback and timber cabinetry in kitchen - Development potential (STCC) Investing or living in Davoren Park presents an enticing opportunity for both homeowners and investors alike. With its affordable housing options and strong rental demand, Davoren Park offers excellent potential for property growth and rental returns. Families will appreciate the proximity to schools, parks, and essential amenities, fostering a convenient and family-friendly lifestyle. Additionally, ongoing infrastructure developments in the area promise to enhance livability and further drive property value growth. Whether you're looking to settle down or add to your investment portfolio, Davoren Park offers affordability, convenience, and promising prospects for the future. Feel free to contact Tom Dunstan from Harris Real Estate on 0433 594 835 for further information or to schedule a private inspection. Specifications: CT / 5428/298 Council / Playford Zoning / MPN Built / 1962 Land / 633m2 (approx.) Council Rates / \$1,604.10pa Emergency Services Levy / \$91.55pa SA Water / \$153.70pq Estimated rental assessment / \$320 - \$380 per week / Written rental assessment can be provided upon request Nearby Schools / Swallowcliffe School P-6, Elizabeth North P.S, South Downs P.S, Elizabeth Park P.S, Playford International College, Kaurana Plains School Disclaimer: 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. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. North RLA | RLA 330069