

8 Charmouth Road, Davoren Park, SA 5113

House For Sale

Saturday, 10 February 2024

8 Charmouth Road, Davoren Park, SA 5113

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 692 m2

Type: House



Sera Swindley
0439357446

\$429k-\$459k

Sera Swindley and Harris Real Estate are proud to present this charming 4-bedroom, 1-bathroom home in the ever-growing suburb of Davoren Park. If you're a first home buyer, investor or looking to downsize, 8 Charmouth Road is the perfect home for you to fulfil your purchasing journey. Step inside to discover a beautifully updated kitchen and bathroom, where every detail has been carefully considered. The kitchen features sleek countertops and cabinets, stainless steel appliances, and ample storage space, providing the perfect backdrop for culinary adventures and casual dining alike. With 3 bedrooms under the main roof, including a versatile rumpus room that can easily serve as a 4th bedroom, this home offers ample space for family, guests, or a dedicated home office. Enjoy the flexibility to customise each room to suit your lifestyle and needs, whether it's creating a cosy retreat or a productive workspace. Modern styling continues through to the bathroom with a luxurious shower equipped with two showerheads, updated vanity and tiling, offering a spa-like experience right at home. Outside, the large shed provides additional storage space for tools, cars, a boat or caravan, while the spacious yard offers endless possibilities for outdoor entertaining, gardening, or simply soaking up the sun. Located near schools, parks, shopping and dining options, this home offers the perfect combination of convenience and tranquillity. Embrace the benefits of eco-friendly living with 6kw (approx) solar that reduces your carbon footprint and energy costs while enjoying the comfort and style of your new home. What we also love about the home: • Solid brick construction. • Evaporative & split system air-conditioning. • Outdoor entertaining. • Large shed for cars, boat/caravan. • Large rumpus/4th bedroom. • 6kw Solar (approx). • Roller shutters. • Rendered front exterior. • Auto front gate. For those seeking recreational activities, the Peter Smith Reserve is within walking distance, providing ample green space for picnics, sports, and leisurely strolls. Additionally, the Eyre Sports Park, newly built Drakes, Elizabeth and Munno Para Shopping Centres are a short drive away, offering a wide selection of retail stores, supermarkets, and dining options. The suburb is well-served by public transportation, with multiple bus stops available, allowing for easy travel to surrounding areas and a short drive to the Northern Expressway, making travel to the city easy! Don't miss out on the opportunity to call this delightful home your own. Contact Sera today on 0439 357 446 for more information. Specifications: CT / 6162/499 Council / Playford Zoning / MPN Built / 1965 Land / 692m2 (approx) Dwelling / 96m2 (approx) Council Rates / \$1636pa Emergency Services Levy / \$94.60pa SA Water / \$329.04pa Estimated rental assessment / 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, Karna Plains School, St Columba College, John McVeity P.S, Mark Oliphant College. 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. RLA | 330069