

85 Gerald Boulevard, Davoren Park, SA 5113

House For Sale

Thursday, 14 December 2023



85 Gerald Boulevard, Davoren Park, SA 5113

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 400 m2

Type: House



Mike Lao

0882811234



Tyson Bennett

0437161997

\$459,000 - \$499,000

*For an in-depth look at this home, please click on the 3D tour for a virtual walk-through or copy and paste this link into your browser*Virtual Tour Link: <https://my.matterport.com/show/?m=R3ke64ij72G>To submit an offer, please copy and paste this link into your browser: [https://www.edgerealty.com.au/buying/make-an-offer/Mike Lao, Tyson Bennett and Edge Realty RLA256385](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao,%20Tyson%20Bennett%20and%20Edge%20Realty%20RLA256385) are proud to present to the market this modern haven that's ready for you to move in and relax. Located within a peaceful enclave of Davoren Park, you will enjoy a good-size yard, four bedrooms, two bathrooms and easy access to everything this region has to offer.A double concrete driveway and a contemporary brick facade instantly set the tone for this stylish home. Everyday life is sure to revolve around the open-plan kitchen, family and meals area set at the rear with easy care tiled floors, a split system air-conditioning unit and an abundance of soft natural light. A separate lounge is set just off the hallway and would make the ideal work-from-home base, comfortable play area for the kids or second living area, depending on your needs.With ample bench space and storage in the kitchen, preparing meals will never be a hassle again. There's a tiled backsplash and a breakfast bar for casual meals plus a suite of stainless steel appliances including a gas cooktop, electric oven and a dishwasher. Glass sliding doors lead outside where you can host your Sunday BBQ and keep an eye on the kids playing in the fully fenced backyard. There are four bedrooms and two bathrooms including your master bedroom with a walk-in robe and en-suite. All three guest bedrooms have built-in robes and are conveniently serviced by the main bathroom with a bath, shower and separate toilet.Fantastic property features include:•Reverse cycle split-system air-conditioning in the open plan living•Easy-care tiled flooring in the living spaces•Comfortable carpet flooring in all bedrooms•Internal laundry with a built-in linen cupboard and rear access•Double garage with internal and rear access•Low-maintenance gardens with artificial turf Convenience is all yours in this wonderful home that is located just minutes from everything you need. It's just a short walk to the Kalara Reserve and Arura Reserve while Broadmeadows train station across the road. A short drive will take you to Munno Para Shopping Centre and it's just minutes to a host of schools including Swallowcliffe School P-7, Garden College - Elizabeth Campus, John Hartley School and so many more. Lyell McEwin Hospital is 11 minutes away and 40 minutes into the Adelaide CBD.Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect!Year Built / 2011 (approx)Land Size / 400sqm (approx - sourced from Land Services SA)Frontage / 12.5m (approx)Zoning / GN-General NeighbourhoodLocal Council / City of PlayfordCouncil Rates / \$1,872.70 pa (approx)Water Rates (excluding Usage) / \$614.80 pa (approx)Es Levy / \$116.80 pa (approx)Estimated Rental / \$470-\$510 pwTitle / Torrens Title 5998/140Easement(s) / Subject to Service Easement(s) Over the Land Marked D for Drainage Purposes - See titleEncumbrance(s) / To C. & L. Investments PTY. LTD. - See titleInternal Living / 153.5sqm (approx)Total Building / 198.8sqm (approx)Construction / Brick Veneer Gas / Connected Sewerage / Mains Selling Investment For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/nD3ujEE>Edge Realty RLA256385 are working directly with the current government requirements associated with Open Inspections, Auctions and preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing is recommended and all attendees will be required to check-in.Disclaimer: We have obtained all information in this document from sources we believe to be reliable; However we cannot guarantee its accuracy and no warranty or representation is given or made as to the correctness of information supplied and neither the Vendors or their Agent can accept responsibility for error or omissions. Prospective Purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale.