

**9 Gerald Boulevard, Davoren Park, SA 5113**

**House For Sale**

Tuesday, 5 December 2023



9 Gerald Boulevard, Davoren Park, SA 5113

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 300 m2**

**Type: House**



Mike Lao

0882811234



Brendon Ly

0447888444

**\$409,000-\$449,000**

To submit an offer, please copy and paste this link into your browser:

[https://www.edgerealty.com.au/buying/make-an-offer/Mike Lao, Brendon Ly and Edge RealtyRLA256385](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao,%20Brendon%20Ly%20and%20Edge%20Realty%20RLA256385) are proud to present to the market this low-maintenance contemporary home surrounded by new builds. The family-friendly lifestyle you've always wanted could be yours with this three-bedroom, two-bathroom abode perfectly positioned only moments from Broadmeadows train station, shops, schools and much more! Please note photographs of the property were taken in 2021 and are being reused. A modern rendered exterior and low-maintenance gardens ensure a bright and welcoming appeal to this impressive home from the moment you pull into the driveway. A central hallway draws you through the home from the entry to the formal lounge room and into the open-plan kitchen, meals and family room. Easy-care tile flooring flows underfoot in the kitchen complete with Chef appliances, a built-in pantry, breakfast bar seating and a tile backsplash. You can host guests for a delicious dinner in the meals area or step outside to the sun-soaked patio and relax with loved ones while overlooking the landscaped backyard. All three bedrooms have plush carpets under foot including the master with a walk-in robe and an en-suite for added privacy. Bedrooms two and three are just steps from the main bathroom plus there's also a central laundry with external access. Whether you choose to keep this home as a comfortable family residence or an idyllic easy-care investment, you're sure to be impressed. There are so many features to enjoy including:- Reverse cycle split system AC in the open plan living space promises added comfort year-round- A single garage with a roller door and internal access plus there's driveway parking space- Security screen doors have been installed and ensure peace of mind for the new owners- A manicured and landscaped split-level backyard with low-maintenance pebbles and plants- A fully fenced backyard perfect for those after space for young children and pets Craving a life of convenience? You will live only moments from Swallowcliffe School P-7, Garden College - Elizabeth Campus and the Elizabeth North Primary School & Preschool. The Munno Para Shopping City is just minutes from your front door along with the Aura Reserve and Kalara Reserve. An easy 35-minute commute via the M2 will have you in the heart of the Adelaide CBD whether you're travelling into the city for work or pleasure. Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect! Year Built / 2008 (approx) Land Size / 300 sqm (approx) Frontage / 8.9 m (approx) Zoning / GN-General Neighbourhood Local Council / City of Playford Council Rates / \$1,720.55 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$103.40 pa (approx) Estimated Rental / \$480-\$500 per week Title / Community Title 5977/918 Community Rates / TBA Easements / Subject to Easement(s) over the land marked A, S & Y for sewerage & water supply purposes - See Title Internal Living / 109.6 sqm (approx) Total Building / 130 sqm (approx) For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/aSvtZ2> Edge Realty 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.