

94 Gerald Boulevard, Davoren Park, SA 5113

House For Sale

Thursday, 25 January 2024



94 Gerald Boulevard, Davoren Park, SA 5113

Bedrooms: 3

Bathrooms: 2

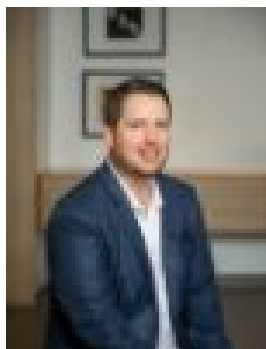
Parkings: 2

Area: 440 m2

Type: House



Dave Stockbridge
0413089910



Steve Spurling
0421571682

Price applied first open

Many seek the ideal balance between affordability and live ability. They want to be close to everything they need yet nestled away peacefully from it all. Modernity, convenience and practicality is this home's mantra offering you an ideal balance. Set in arguably the nicest enclave of the suburb a short stroll to the train station, a few minutes drive to shopping and with a choice of public and private schooling nearby this property offers all the essential elements. Move in and enjoy from day one or rent out and watch the returns roll in this property is ready and waiting for you. The rendered facade welcomes you upon entry. Inside fresh flooring greets you with on trend tones melding with natural hues to create a contemporary yet timeless elegance that looks great now and will for years to come. The master suite is replete and complete with ensuite and walk in robe whilst bedrooms 2 and 3 boast generous proportions. Charcoal carpets in the bedrooms ensure a sumptuous pile under foot you can sink your toes into whilst textured hard flooring extends throughout the main traffic areas flowing from the front door to the rear glass sliding door. A kitchen is the heart of any home. It's where mid week meals are made and conversation continues whilst entertaining on the weekend. With an abundance of cupboard and bench space this kitchen is resplendent in stainless appliances catering for every occasion is a breeze. The casual meals and living area is expansive and would suit the growing young family with size to surprise. Whatever the time of year reverse cycle air conditioning keeps your climate under control ensuring that regardless of the time of year you are nicely ensconced in the comfort of your own home. The double garage under the main roof affords drive through access to the rear making for easy vehicular access. For many years this home sat at the end of the street but with the new housing estate springing up next door this property will soon be surrounded by many of the area's finest new homes which bodes well for the future. Perfectly practical, beautifully presented and ready to move into this property strikes the ideal balance. ****DISCLAIMER**** Although the Agent has endeavoured to ensure the accuracy of the information contained within the marketing material we remind prospective purchasers to carry out their own due diligence and to not rely upon the information in this description. This description does not warrant that all features, improvements or appliances are in working order or have necessary approvals and the Agent advises all parties interested in the home to undertake their own investigations prior to purchase. ****PRICING**** For the most part of the last 26 years I have been releasing properties to the market without a price. I do so just for the first open inspection and then we set a price with the Vendor/s in consideration of the feedback derived from the first open. I understand that may frustrate some buyers but the frustration will be rewarded with a price range set that is an accurate reflection of market value balanced by the Vendor/s expectation. It is also frustrating for a vendor to be on the market for weeks longer than necessary because they have over priced their property. Or if they choose to price the home in excess of feedback levels they can do so knowingly and factor that into their timeframe. I will release a price by way of SMS to all buyers who attend the first open and upload a price as soon as practicably thereafter. Thank you and should you have any further questions about my rationale in marketing properties successful in this manner for over 1600 sales please feel free to call me directly anytime. CT: 6019/708 Land Size: 440m² House Size: 141m² Year Built: 2009 Zone: General Neighbourhood Council: City of Playford RLA 232366