

12 Coventry Rd, Davoren Park, SA, 5113



House For Sale

Saturday, 10 August 2024

12 Coventry Rd, Davoren Park, SA, 5113

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Benjamin Philpott
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REVAMPED & READY FOR YOU

BEST OFFER BY TUESDAY 20 AUGUST 2024 (12 NOON)

Welcome to 12 Coventry Rd, a pristine family home located in the sought-after suburb of Davoren Park. This property offers a perfect blend of comfort, style, and convenience, with its peaceful position set back from the road ensuring a private and quiet environment.

This inviting home features three bedrooms, one with a built-in wardrobe, providing ample storage solutions. The open-plan lounge and dining area create a warm and welcoming space for family gatherings and daily living. The newly refurbished kitchen showcases modern tones and appeal. The family bathroom is thoughtfully designed with a separate toilet for added practicality.

An outdoor entertaining area surrounded by expansive yards offers a great space for social gatherings and barbecues, while a single garage provides secure parking or additional storage.

IN BRIEF:

- Meticulously presented with landscaped yards
- Three bedrooms one with built-in cupboards
- Open plan living area
- Refurbished kitchen being the heart of the home
- Great outdoor entertaining and yard space
- Split system heating and cooling
- Single lockup garage

Experience the convenience that Davoren Park has to offer, where everything you need is within easy reach. Just a short stroll will take you to local parks like Aura Reserve or the open green spaces of Kalara Reserve. Munno Para Shopping City is merely minutes away as is Drakes at Eyre, and the Smithfield interchange is also conveniently accessible. Nearby schools include Swallowcliffe and John Hartley Schools and St. Columba College.

The suburb itself is undergoing a major facelift and is surrounded by several newly established estates and development sites capturing the attention of investors nationwide. You don't need to look too far to find the nearest project and with a block this size, this could be your next project (STPC).

Don't miss out on this incredible chance to make your new home truly your own.

SPECIFICATIONS:

CT // 5287/698

Zoning // Master Planned Neighbourhood

Built // 1965

Land // 681sqm approx

Council // City of Playford

Council Rates // \$1,732.40 per annum

SA Water // \$165.55 per quarter + usage

ESL // \$97.75 per annum

Estimated Rent // Written assessment provided upon request

DB Philpott Real Estate is proud to service the local area and if you are thinking of selling, give us a phone call to arrange a free no obligation market opinion.

If a land size is quoted it is an approximation only. You must make your own enquires as to this figures accuracy. DB Philpott does not guarantee the accuracy of these measurements. All development enquires and site requirements should be directed to the local govt. authority.

Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.

RLA 46442