

16 Melbury Street, Davoren Park, SA, 5113

House For Sale

Tuesday, 3 September 2024



16 Melbury Street, Davoren Park, SA, 5113

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House

Perfect Starter Home or Investment Opportunity!

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://shorturl.at/2TJ9s>

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 Realty RLA256385 are proud to present to the market this solid brick semi-detached home on a 482sqm block, offering an easy-care lifestyle and a fantastic investment opportunity. Currently tenanted until the 31st of October, this property is returning \$370 per week and is ready to move in or continue to rent. With its prime location and investment potential, this property is ideal for young families, first home buyers, and investors alike.

Step inside and be greeted by a light-filled front lounge room, complete with reverse cycle air-conditioning and a cozy mantle. Vinyl flooring flows throughout the home, providing a low-maintenance and stylish touch.

The open plan kitchen is a highlight, featuring a freestanding gas cooktop and oven, laminate cabinetry with overhead cupboards, and a built-in pantry. The tiled splashback adds a modern touch to this functional space.

Three comfortable bedrooms are set off the hallway, providing ample space for a young family. The laundry and bathroom are conveniently located at the rear of the layout, with the bathroom featuring a step-in shower, mirrored medicine cabinet, and separate toilet.

Outside, a rear porch overlooks an expansive backyard, offering plenty of scope to create your own outdoor oasis (STCA). The large 5mx6m shed provides ample storage space for tools and equipment.

Key features you'll love about this home:

- ☑ Reverse cycle air-conditioning in the front lounge room
- ☑ Easy-care low-maintenance living
- ☑ Landscaped front gardens with front fence
- ☑ Double gates to the rear offering ample off street parking
- ☑ 5x6m shed for additional storage
- ☑ Currently tenanted returning \$370 pw until 31/10/2024

Located in a convenient location, this property is within walking distance of local bus stops, Kalara Reserve, and the Andrews Farm Soccer and Cricket Clubs. Schools nearby include Swallowcliffe School, Elizabeth North Primary School, and St Columba College. For shopping convenience, Eyre Village Shopping Centre, Munno Para Shopping Centre, and Elizabeth City Centre are just a short drive away.

Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect!

Year Built / 1962 (approx)

Land Size / 482sqm (approx)

Frontage / 13.16m (approx)

Zoning / MPN-Master Planned Neighbourhood\EAC-Emerging Activity Centre

Local Council / City of Playford

Council Rates / \$1,625.35 pa (approx)

Water Rates (excluding Usage) / \$662.20 pa (approx)

Es Levy / \$88.35 pa (approx)

Estimated Rental / \$410-\$440pw

Current Rental / Fixed lease of \$370 pw until 31/10/2024

Title / Torrens Title 5224/643

Easement(s) / Subject to party wall rights and service easement for sewerage - See title

Encumbrance(s) / Nil

Internal Living / 80.7sqm (approx)

Total Building / 120.5sqm (approx)

Construction / Solid Brick

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/8OqITi>

If this property is to be sold via Auction, the Vendors Statement (Form 1) may be inspected at the Edge Realty Office at 4/25 Wiltshire Street, Salisbury for 3 consecutive business days prior to the Auction and at the Auction for 30 minutes before it starts.

Want to find out where your property sits within the market? Receive a free online appraisal of your property delivered to your inbox by entering your details here: <https://www.edgerealty.com.au/>

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.