

196 Daws Rd, Daw Park, SA, 5041



House For Sale

Wednesday, 25 September 2024

196 Daws Rd, Daw Park, SA, 5041

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Type: House



Nazz Mina

0882928300

Exceptional Dual-Income Opportunity in Daw Park!

Unlock the potential of this expansive 718sqm corner site offering dual income capabilities in the heart of Daw Park. This property is more than just a home; it's a unique investment opportunity in a highly sought after suburb, that promises exceptional living, dual income capabilities and promising future development opportunities.

Showcasing exceptional versatility for all generations of families, professionals and those who love to entertain, this wonderful c1960 majestic triple frontage character home features spacious living for memories worth a lifetime.

As you approach this expansive home, you'll be greeted by its appealing Basket-Range facade, exuding charm and character. From the moment you enter the home, you will be enchanted by the warm and inviting light-filled residence, with a beautifully updated modern, stylish interior designed for both relaxation and entertaining.

Exceptionally presented with uncompromising quality, this wonderful home has been transformed with the attention to detail and design. Retaining the original spaciousness and charm, open plan living and comfort continues throughout the three generous bedrooms.

The well-appointed central bathroom with separate shower and bath caters to all your family's needs, while two separate living areas provide ample space for gatherings, movie nights, or quiet weekends curled up with a book.

Dust off your cookbooks and prepare to entertain - capitalising on the stylishly updated gourmet kitchen featuring wine ready bench tops, sleek cabinetry, and glass splash backs that create a bright, inviting space. Quality stainless steel appliances and extensive overhead and under-bench storage ensures that everything you need is at your fingertips. Under cabinet lighting enhances the ambiance, making this stunning kitchen the perfect heart of your home for everything from everyday meals to celebration feasts.

Beyond the main residence, the property continues to impress. A massive 10m x 6m shed awaits - ideal for storage or a workshop, catering to your hobbies or business needs. Additionally, a fully lined 10m x 4.5m shed has been expertly set up as an open-plan office, featuring:

- A professional kitchenette for meal prep
- A break room to unwind during busy workdays
- An additional split system air conditioning unit to keep the workspace comfortable year-round

Situated in a prime location, this property is just a stone's throw from local amenities, schools, parks, and public transport. With proximity to Westfield Marion and Pasadena shopping centres, this accessibility makes it an ideal prospect for both owner-occupiers and savvy investors looking to maximize rental returns.

World class education offerings abound nearby with Colonel Light Gardens, Edwardstown and Clovelly Park primary schools, Unley High School, Mitcham Girls High School, Springbank Secondary College, Urrbrae Agricultural School, Westminster, Walford, Mercedes, Scotch and Concordia Colleges providing quality education to set the kids on a thriving path.

Whether you're dreaming of a family home with dual income potential or seeking a smart investment opportunity, this exceptional property in Daw Park is waiting for you!

What we love:

- Family-friendly residence ideal for homeowners looking for added income potential
- Development opportunities on a sizable 718sqm corner site
- Beautifully updated, light filled multi-living footprint with easy care wood floors and down lighting

- Large front windows, front and rear with roller shutters for added privacy and security
- Three generous carpeted bedrooms with ceiling fans, main with split system air-conditioning, two with built in robes
- Two living areas, main living with gas heating, stone fireplace and split system air-conditioning
- Stunning modern kitchen with large gas cooktop and oven.
- Bright bathroom with updated walk-in shower and separate bath
- Separate toilet
- Separate modern laundry
- Large outdoor verandah, with manicured hedge framing the garden and extensive lawn, perfect for outdoor relaxation or entertaining
- Garden shed
- Large secure 10m x 4.5m open-plan office, with split system air-conditioning, separate toilet and kitchenette
- Large secure 10m x 6m high-span shed/double garage with automatic roller door, perfect for storage or a workshop
- Robust 19kw solar system feeding main residence and office, reducing energy costs
- Off street carparking for 6+ vehicles
- Located in a well-established neighbourhood, close to essential amenities, schools, parks, and public transport
- Nothing to do, just move in!

Auction: Saturday, 12th October 2024 at 4:00pm

Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver.

PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research.

The vendor's statement may be inspected at 742 Anzac Highway, Glenelg, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.