

24 Gores Road, Davoren Park, SA 5113



House For Sale

Monday, 8 July 2024

24 Gores Road, Davoren Park, SA 5113

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 712 m2

Type: House



Steven Ulbrich
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AUCTION SAT 27TH JULY @ 1PM USP

Buying a property at Auction is an easy and exciting process for any buyer. Talk to the team at Ray White Angle Vale | Elizabeth about how we can work with you and your finance broker to get you 'Auction Ready' and ensure you do not miss out on this brilliant buying opportunity. It is with heightened excitement that Ray White Angle Vale & Elizabeth and Team Ulbrich present to the market this recently painted tenanted (till 9/7/24) three bedroom home located in Davoren Park. With a block size of 712m² (approx) and a frontage of 18.7M, the home is situated in an ideal location and only a stones throw away from Eyre Village Shopping Centre. With the ability to be sub divided as demonstrated in the street already (subject to council consent STCC), these large blocks of land don't come along very often. You could also continue to rent it out or renovate it. The choice is yours. At the front of the property you will find ample space to park multiple vehicles off street and a large grassed area across Gores Road for recreational sports. As you walk into the home you are greeted by linoleum flooring throughout and a large living room that is perfect for keeping the family entertained. On the right of the living area is the spacious master bedroom with wooden flooring which offers a built in robe. The remaining bedrooms are too generous in size. The Bathroom offers a shower, a bath, a basin making getting ready for the day a breeze. The spacious kitchen has ample bench space, plenty of under bench and above bench cabinetry along with an included upright cooker. The laundry is ideal for housing all your cleaning appliances with a separate toilet and linen cupboard nearby. At the rear of the home you will find an undercover entertainment area perfect for large gatherings with ample backyard space for the children and pets to embrace. There is also the added convenience of bringing vehicles through the carport from the front of the home into the backyard. With security screens and ducted evaporative air conditioning, this home won't hang around for long so attend our scheduled open inspections so you don't miss out! Features of this home include: • Tenanted till 7/9/24 @ \$470wk • 712m² block (approx.) • 133m² build (approx.) • 1962 build • Wooden and linoleum flooring • Recently painted • Three bedrooms, master with BIR • Bathroom with a bath, a shower and a basin • Ducted evaporative air conditioning throughout • Kitchen with cabinetry and an upright cooker • Laundry with a separate toilet and linen cupboard • Massive backyard • Undercover entertainment area with concrete flooring • Carport with roller door access • Low maintenance and established gardens • Ample off street parking • Front door with a security screens • 5 minute walk Kalara Reserve • 3 minute drive to Garden College (R-YR12) • 10 minute walk to public transport • 7 minute walk to Cafe's/Restaurants • 7 minute drive to Munno Para Shopping City • 30 minute drive to the Adelaide CBD The home is situated in Davoren Park and it's just a short drive to the Munno Para Shopping Centre. It's also located close to sporting facilities and medical centres. We recommend you attend our open inspections for this property, in this highly sought after location. Want to find out where your property sits within the market? Have our multi-award-winning agent come out and provide you with a market update on your home or investment! Call Steven Ulbrich on 0484 277 674 or click on the following link <https://raywhiteanglevale.com.au/agents/steven-ulbrich/118894> To put in an Offer to Purchase online please follow the link: <https://forms.monday.com/forms/47b392bf41a9d21d63d4b3115313f956?r=use1> 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 representative is given or made as to the correctness of information supplied and neither the owners nor 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.