

28 & 30 Mainwaring Crescent, Davoren Park, SA 5113



House For Sale

Wednesday, 3 July 2024

28 & 30 Mainwaring Crescent, Davoren Park, SA 5113

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 1090 m2

Type: House



Andrew Rose
0421988597

AUCTION (PG \$730,000) USP

Auction Location: 28 & 30 Mainwaring Crescent, Davoren Park Presented by Andrew Rose of LJ Hooker, this prime investment and developer's dream awaits you (STCC). Set on approximately (approx.) 1090sqm combined, this offering features two semi-detached homes on separate titles, to be sold together. Whether you are looking to increase your property portfolio, this could be the property for you. -Number 28 offers a 2-bedroom, 1-bathroom home on a 537sqm allotment (approx), currently tenanted at \$400 per week until November 2024. -Number 30 offers a 3-bedroom, 1-bathroom home on a 553sqm allotment (approx), also currently tenanted at \$400 per week until November 2024.***MUST BE SOLD TOGETHER*** Specifications: CT / 5604/611 & 5604-612 Council / Playford Built / 1960 Easements / See CT Estimated rental assessment / \$420-\$440 per week (EACH) This opportunity is located in an area with great potential for growth. Convenience is key in this Davoren Park pocket, with Garden College - Elizabeth Campus, bus stops, Kalara Reserve, Chesterman Reserve, and Aura Reserve just a short stroll away. Munno Para Shopping City is minutes away, and Broadmeadows and Smithfield stations are easily accessible. Nearby schools include John Hartley School, St. Columba College, and Swallowcliffe School. Don't miss out on this promising opportunity for a tailored transformation. Auction on Site: 28 & 30 Mainwaring Crescent, Davoren Park Auction is the 20th day of July 2024, at 12:30pm on site. Terms and conditions will be available three business days prior to the Auction at Shop 17 Craigmores Shopping Village, Craigmores LJ Hooker Craigmores | Elizabeth | Salisbury and 30 minutes prior on the day of auction. Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA155355