

5 Marshman Street, Davoren Park, SA 5113

House For Sale

Monday, 8 July 2024



5 Marshman Street, Davoren Park, SA 5113

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 590 m2

Type: House



Mike Lao

0882811234



Brendon Ly

0447888444

\$439,000 - \$479,000

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://my.matterport.com/show/?m=RHmATtn5NZd>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](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao,%20Brendon%20Ly%20and%20Edge%20Realty%20RLA256385) are proud to present to the market this stylish and functional 3-bedroom, 1-bathroom home in the heart of Davoren Park. Situated on a 590sqm approx easement-free block with a generous 17.08m frontage, this home offers everything young families, first home buyers, and investors are looking for. Step inside and discover a welcoming lounge room, perfect for relaxing after a long day. Featuring split-system air conditioning for year-round comfort, electric roller shutters for privacy, and contemporary floating floors, this space is designed for easy living. Flow seamlessly into the combined kitchen and meals area - the hub of the home. The U-shaped kitchen is a chef's delight, boasting a modern 900mm ceramic cooktop and electric oven with a sleek retractable rangehood, perfect for whipping up culinary creations. The 1.5 sink with a PuraTap and mixer tap, as well as a dishwasher ensures clean up is a breeze. Ample storage is provided by laminate benchtops and cabinetry with overhead cupboards, making the most of the space. This home offers comfortable accommodation for the whole family. The master bedroom and bedroom 2 feature built-in robes for organised storage, electric roller shutters for peaceful sleep, comfortable carpet flooring, and batten lighting. Bedroom 3 offers a unique twist with pine floorboards, built-in shelves, and a skylight for an abundance of natural light. This room also enjoys direct access to a retreat area with stylish floating floors, perfect for a home office, reading nook, or kids play space. All bedrooms are serviced by a shared bathroom with a built-in cupboard, a sleek single floating vanity with soft-close drawers and ceramic top, and a frameless shower with a rainfall and handheld showerhead for that luxurious touch. A separate toilet with feature tiles offers convenience for busy households. Step outside into the expansive and fully fenced backyard, perfect for children and pets to play safely. A lemon tree provides a touch of nature, while the flat roof verandah and adjoining floating deck create a perfect space for entertaining friends and family. The separate garage with power provides an additional carparking space or room for your next DIY project. Key features you'll love about this home: - Samsung split-system reverse-cycle air-conditioning unit in lounge - Electric roller shutters, security screen door and automatic sensor light at the front of the home - Solar system with 22 panels - Single carport with automatic roller door and separate garage - Bosch Highflow 17e instant gas hot water system If it's a life of convenience you desire, then this home will surely deliver. The local bus stop and Kalara Reserve with Andrews Farm Cricket and Soccer clubs are just a short walk away. It is a short distance from the vibrant Eyre shopping centre, providing you with easy access to a range of retail outlets, cafes, and essential amenities. For families, The Garden College Elizabeth Campus, St. Columba, John Hartley School and Swallowcliffe School P-7 are within easy reach. You can be at Elizabeth City Shopping Centre and Munno Para Shopping City in under 10 minutes, and it's only 40-minutes into the heart of the Adelaide CBD with convenient access to the Northern Expressway. Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect! Year Built / 1965 (approx) Land Size / 590sqm (approx - sourced from Land Services SA) Frontage / 17.07m (approx) Zoning / MPN - Master Planned Neighbourhood \ EAC - Emerging Activity Centre Local Council / City of Playford Council Rates / \$1,699.50 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$94.85 pa (approx) Estimated Rental / \$460 - \$500 pw Title / Torrens Title 5288/415 Easement(s) / Nil Encumbrance(s) / Nil Internal Living / 109.5sqm (approx) Total Building / 165.6sqm (approx) Construction / Solid Brick Gas / Connected Sewerage / Mains For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/d75NII> 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](https://www.edgerealty.com.au/Edge%20Realty%20RLA256385) 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.