

5 Whittington Road, Davoren Park, SA, 5113

ALL ADELAIDE

House For Sale

Tuesday, 17 September 2024

5 Whittington Road, Davoren Park, SA, 5113

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Type: House



Deep Solanki
0426697852

Well Maintained Family Home on Significant Corner Block

Originally constructed in the 1960s and now being offered to the modern market for the first time, this well-maintained family home sits neatly on a significant corner block of 770m², providing a rare earth opportunity for both homebuyers and investors looking for value and appeal.

Home buyers will readily embrace the neat and tidy 5 main room design where dual carports, extensive gardens, wide rear verandah and ample shedding provide appealing lifestyle amenities.

Developers and investors will certainly be keen on exploring the sub division potential of the 805m² allotment with 2 street frontages, where up to 3 brand-new homes could be constructed under current lenient urban planning regulations.

Crisp floating floors and fresh neutral tones provide a comfortable living environment where a generous combined living/dining room is a great spot to sit back and enjoy your evenings.

A spacious traditional kitchen features modern appliances, crisp white cabinetry, stone look bench tops, sink with filtered water and ample room for your culinary creations.

Bedrooms 1 and 2 both have ceiling fans and built-in robes. Bedroom 3 is of generous proportion.

An upgraded bathroom offers corner bath and shower while a separate toilet and traditional laundry complete the interior.

Step outdoors and relax on a full width rear verandah overlooking a generous rear yard. 2 separate carports will accommodate your family cars and recreational vehicles, while a 4m x 6m garage/workshop and 2 garden sheds provide the outdoor storage.

A magnificent vegetable garden provides the promise of fresh food daily, irrigated from 2 rainwater tanks and boasting raised planter beds and fruit trees.

Ducted evaporative cooling will ensure your summer comfort while an alarm system and for CCTV cameras ensure your security and peace of mind.

Briefly:

- * Original family home being offered to the market for the first time
- * Ideal opportunity for investors, homebuyers and developers
- * Significant corner allotment with 2 street frontages
- * Block size of approximately 770m²
- * Potential to redevelop into 3 brand-new homes (STCC)
- * Neat and tidy, well-maintained interior with neutral tones and floating floors
- * Spacious living/dining room with gas heater and ceiling fan
- * Traditional kitchen features features modern appliances, crisp white cabinetry, stone look bench tops, sink with filtered water and plenty of pantry space
- * All 3 bedrooms with floating floors
- * Bedrooms 1 & 2 with ceiling fans and built-in robes
- * Upgraded bathroom with corner bath
- * Separate toilet
- * Traditional walk-through laundry with exterior access
- * 2 separate carports providing ample space for 5 vehicles
- * Main carport with auto roller door
- * Full width rear verandah overlooking generous backyard
- * 4m x 6m garage/workshop

- * 2 garden sheds for outdoor storage
- * Magnificent vegetable garden with raised planter beds, fruit trees and rainwater tank
- * Ducted evaporative air-conditioning
- * Alarm system installed
- * 4 CCTV cameras

Ideally located with Kalara Reserve, Stebonheath Park, Davoren Park, John Hardy Reserve & North Lakes Golf Course all in the local area.

Zoned to quality primary education at John Hartley School B-7 and high school zoning at Mark Oliphant College. Quality private schools in the area include St Columbia College, Garden College, Trinity College & Hope Christian College.

The Fields Shopping Centre will cater for your everyday requirements with Playford Alive and Munno Para Shopping Centres both in the local area. Public transport to the city can be found just a short walk away at Broadmeadows Railway Station.

Zoning information is obtained from www.education.sa.gov.au Purchasers are responsible for ensuring by independent verification its accuracy, currency or completeness.

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice.

The vendor's statement (Form 1) will be made available at 193 North East Road Hampstead Gardens for 3 consecutive business days prior to the Auction as well as at the premises on the day 30 minutes prior to the Auction.