

# 8 Woodcutts Road, Davoren Park, SA 5113

## House For Sale

Tuesday, 2 July 2024



8 Woodcutts Road, Davoren Park, SA 5113

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 735 m2

Type: House



Mike Lao

0882811234



Tyson Bennett

0437161997

**\$429,000 - \$469,000**

\*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://shorturl.at/YxDEr> To submit an offer, please copy and paste this link into your browser: [https://www.edgerealty.com.au/buying/make-an-offer/Mike Lao, Tyson Bennett and Edge Realty RLA256385](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao,%20Tyson%20Bennett%20and%20Edge%20Realty%20RLA256385) are proud to present to the market this delightful and light-filled family home on a generous 735sqm block, offering the perfect opportunity for young couples, first home buyers, or astute investors. This charming property boasts a fantastic tenant already in place, paying \$350 per week until November 21st, 2024, providing immediate income while you settle in or plan your next move. Plus, with a solar system already installed, enjoy the benefits of reduced energy bills! Step inside and be greeted by a spacious front lounge room bathed in natural light thanks to a large picture window showcasing the beautifully landscaped front garden. Easy-care vinyl flooring flows effortlessly throughout this inviting space, perfect for relaxing movie nights or entertaining friends. The heart of the home is the open-plan kitchen and meals area, ideal for creating culinary delights while staying connected with family and guests. The well-equipped kitchen features a gas cooktop and oven, double sink, and ample storage with laminate cabinetry and overhead cupboards. Moving through the home, you'll find three spacious bedrooms, offering comfortable havens for the whole family. The functional bathroom boasts a shower over bath, a mirrored medicine cabinet, and a separate toilet located off the laundry for added convenience. Outside, the opportunities for fun and relaxation are endless! A double width carport attached to the double garage with an automatic roller door provides secure parking for four cars. Ample off-street parking on the driveway behind the secure double gates ensures there's room for the whole family. Embrace the outdoors with a rainwater tank to keep your garden flourishing, while established lemon and orange trees provide a taste of homegrown citrus. Key features you'll love about this home: - 735sqm block with 20m frontage and no easements - Solar system with 18 panels - 6x12m carport/garage with an automatic roller door - Easy care vinyl flooring throughout - Established orange and lemon trees Enjoy the convenience of being able to walk to Pete Smith Reserve, the local shops, and the bus stop. Families will appreciate the proximity to schools like Swallow Cliffe School, Elizabeth North Primary, and St Columba College. Shopping is a breeze with the Eyre Village Shopping Centre and Munno Para Shopping Centre close by, and for those who commute, the Adelaide CBD is just a 35-minute drive away. Whether you're searching for your perfect first home, seeking a low-maintenance investment with a secure tenant, or simply looking for a comfortable family haven, this property ticks all the boxes! Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect! Year Built / 1965 (approx) Land Size / 735.4sqm (approx - sourced from Land Services SA) Frontage / 20.11m (approx) Zoning / MPN-Master Planned Neighbourhood \EAC-Emerging Activity Centre Local Council / City of Playford Council Rates / \$1,595.20 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$90.80 pa (approx) Current Rental / Fixed lease of \$350pw until 21/11/2024 Estimated Rental / \$430-\$470pw Title / Torrens Title 5277/676 Easement(s) / Nil Encumbrance(s) / Nil Internal Living / 93.3sqm (approx) Total Building / 171.8sqm (approx) Construction / Brick Veneer Gas / Connected Sewerage / Mains Selling Investment For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/LM7Jix> 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.