

10 Bristol Crescent, Davoren Park




Best of Both Worlds

What we have here is a home that is a genuine all rounder. A home that offers the modern features you'll see in most newer homes, while still reserving an ample allotment of 503 square meters. Lining the pathway to the impressive facade are red and white roses, surrounded by manicured hedging.

Stepping inside you'll stumble upon some of the modern features that have been added to the home, with premium natural carpets and floor to ceiling sheer curtains, all complimenting a colour palette you can't help but love. Crisp white timber work provides stunning contrast to the off white walls, all freshly painted with precision.

The master bed is complimented by walk in robe, ceiling fan and a two way bathroom for added convenience. Each of the remaining bedrooms feature the same high quality carpet, and robust timber venetians that feature throughout the home.

The kitchen features modern stainless steel appliances, with gas stove and LED light to make sure you can see everything you're preparing. The kitchen, living, dining, and hallway are adorned with floating timber floors that offset the lighter tones well, and offer hard wearing and solid feel under foot.

3  1  1 

FOR SALE
OFFERS CLOSED

AGENTS

Bradley Clarke
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AGENCY

LJ Hooker Craigmore | Elizabeth |
Salisbury
(08) 8255 9555

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Stepping outside you'll find plenty of under cover entertaining, a lawn that you'll never have to mow, and garden shed with paved floor and plenty of room. Other features include split system heating and cooling for all year round comfort, and plenty of rain water tanks to maintain the garden.

It is with great pleasure that LJ Hooker Craigmore | Elizabeth and Bradley Clarke present this unique opportunity to the public, with the utmost intention to give each and every buyer the best opportunity to secure the home. If you have any questions not covered in this outlay, please do not hesitate to contact Bradley on 0422 070 240

Location highlights:

- Convenient access to the Northern Connector, taking only 35 minutes to arrive in the city
- A leisure stroll to the magnificent Kalara Reserve
- Around the corner from local schools for easy morning commutes
- Close to your local Drakes for all your daily essentials, while local eateries and takeaway shops are dotted throughout the area
- " A quick 5-minutes to Munno Para Shopping City for all your major brand name shopping outlets, cafés and entertainment options

Specifications:

CT / 5525 / 180

Council / Playford

Zoning / GN

Built / 2003

Land / 504m2 (approx)

Council Rates / \$515 per quarter approx

Emergency Services Levy / \$127.50

SA Water / \$165.55pq approx

Estimated rental assessment: \$520 - \$540 p/w (Written rental assessment can be provided upon request)

Nearby Schools / John Hartley School, Smithfield Plains Preschool, St Columba College

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

MORE DETAILS

Property ID	67NGFDC
Property Type	House
Land Area	504 m2

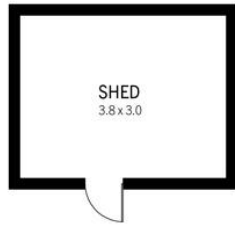
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DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only.
Produced by **Property Portraits**

Interior 110m²
Exterior 106m²

216m²
TOTAL

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