



Davoren Park, 10 Coventry Road

Take Me Home, To Coventry Road



Inspection by appointment - Please contact agent

Free standing, fresh paint, freedom to do what you please. Upon entry you'll discover an open and flexible living space that can be moulded to suit your living requirements. Moving through to kitchen and we have neutral colour tones, with striking grey cabinetry. Stepping into the hallway, sprout three bedrooms, all equipped with built in wardrobes. You'll never run out of space to store.

The home also features updated wet areas, with new flooring to the laundry, and crisp white tiling to the bathroom. All of this means that the home is move in ready, or immediately rentable, while still allowing the ability for that personal touch to be added.

Off of the laundry you'll find a small undercover area, spilling out onto the rear yard, boasting plenty of square meterage. This could open up the opportunity to perhaps build a



Disclaimer: 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.

For Sale
\$460,000 - \$490,000

View
ljhooker.com.au/66TCFDC

Contact
Bradley Clarke
0422 070 240
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LJ Hooker Craigmore | Elizabeth | Salisbury
(08) 8255 9555

granny flat or second dwelling for dual income potential (STCC). The left side of the home also features an enclosed carport, for secure storage of anything you like.

It is with great pleasure that LJ Hooker Craigmores | Elizabeth | Salisbury 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 40 minutes to arrive in the city
- A leisure stroll to the magnificent Stebonheath Park
- 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 / 5232 / 500

Council / Playford

Zoning / GN

Built / 1965

Land / 714m2 (approx)

Council Rates / TBA

Emergency Services Levy / TBA

SA Water / \$165.55pq approx

Estimated rental assessment: \$470 - \$490 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



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**LJ Hooker Craigmores | Elizabeth |
Salisbury
(08) 8255 9555**

More About this Property

Property ID	66TCFDC
Property Type	House
House Size	97 m2
Land Area	714 m2

Bradley Clarke 0422 070 240

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

Interior
Carport
Verandah
Porch

98m²
35m²
29m²
6m²

168m²
TOTAL