







11 Cockshell Street, Davoren Park

A Solid Start To Be Moved Straight Into

Presented by Andrew Rose of LJ Hooker, this three-bedroom home in Davoren Park offers an affordable opportunity for investors, future first home buyers or those looking to renovate and add value. Set on a 491sqm allotment (approx.), this solid brick home combines a practical floorplan with plenty of scope to update and make it your own.

Inside, the light-filled lounge features split system air conditioning for year-round comfort. Pine floorboards extend through the living areas, while the functional open-plan kitchen and dining space includes a gas cooktop and provides a practical setting for everyday meals.

Three good-sized bedrooms are serviced by a central bathroom with a shower over bath and vanity. A separate toilet located off the laundry adds everyday convenience.

Outside, the spacious backyard offers plenty of room for children and pets, along with scope to create an outdoor entertaining area, establish a garden or add a shed or workshop (STCC). The low-maintenance front and rear yards provide a simple starting point for buyers looking to personalise the outdoor space.

3 1 0

FOR SALE
$460,000 - $499,000

VIEW
Sat 21st Nov @ 9:45AM - 10:00AM

AGENTS

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AGENCY

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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.

Key features we love:
- Solid brick construction
- Three good-sized bedrooms
- Pine floorboards throughout the living areas
- Open-plan kitchen and dining with gas cooktop
- Split system air conditioning in the lounge
- Separate toilet off the laundry
- Spacious backyard with scope for future improvements

Specifications:
CT / 6007/512
Council / Playford
Built / 1965
Land / 491m² (approx.)
Easements / YES - subject to party wall rights over the land marked B (RTC 8698581); together with party wall rights over the land marked A (RTC 8698581)
Estimated rental assessment / $430 - $440 per week

Conveniently located near Munno Para Shopping City and Elizabeth City Centre, the home offers access to shopping, dining and everyday essentials. Nearby schools include Mark Oliphant College and St Columba College, with train and bus services, local parks and Playford Lakes Golf Course adding to the area's convenience.

Whether you're seeking an investment or planning a home to make your own in the future, this property offers comfort, convenience and potential. Contact Andrew Rose today for more information or to arrange an inspection.

To make an offer, visit the link below:
https://shorturl.at/wBGfX

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	699RFDC
Property Type	House
House Size	101 m2
Land Area	491 m2



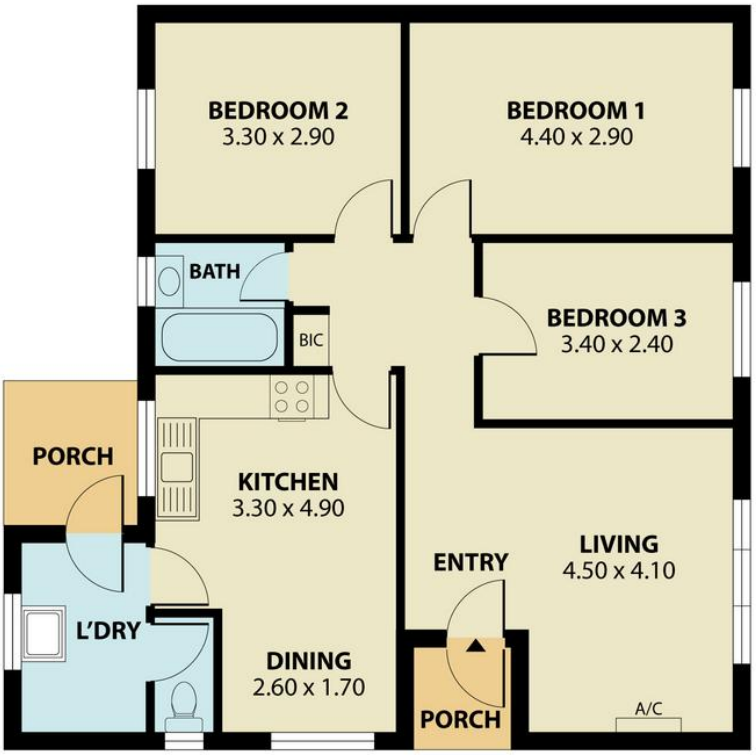




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INTERNAL - 87.2 SQM
EXTERNAL - 5.6 SQM
TOTAL - 92.9 SQM

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LJ Hooker