



Davoren Park, 11 Timothy Court

I Wish I Bought on Timothy Court

Located on a quiet cul de sac in the heart of the northern suburbs, this home presents opportunity to all. A property suited for the avid investor, while still being ideal for an owner occupied upon lease end. Nothing left to the imagination, you'll find two separate carports, and a double garage to ensure that your pride and joy is protected or you have plenty of storage.

Much of the property is low maintenance, with concrete or cement throughout. The backyard is also secured by a roller door for peace of mind. Coming into the home, you'll find beautifully polished floorboards, crisp white walls, and an extremely neat and functional layout. The lounge and main bedroom are complimented by ceiling fans, with the third bed equipped with a built-in robe.

Moving through the home, the kitchen is a versatile layout with an island bench and open layout with dining, coming off the lounge. The wet areas feature an updated bathroom,



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
BEST OFFERS BY 29th OCTOBER

View
ljhooker.com.au/669HFDC

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

updated laundry, and separate toilet. You'll also enjoy the energy efficiency of the property, with solar panels lining the roof to ensure you soak up the sun in every way possible.

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 39 minutes to arrive in the city
- A leisure stroll to the magnificent Arura 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 7-minutes to the Elizabeth City Centre for all your major brand name shopping outlets, cafés and entertainment options

Please note this home is currently tenanted at \$400 per week until February 2025.

Specifications:

CT / 5692 / 443

Council / Playford

Zoning / GN

Built / 1960

Land / 506m2 (approx)

Council Rates / TBA

Emergency Services Levy / TBA

SA Water / \$153.70pq approx

Estimated rental assessment: \$430 - \$450 p/w (Written rental assessment can be provided upon request)

Nearby Schools / John Hartley School, Garden College, Edmund Rice Flexi School

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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More About this Property

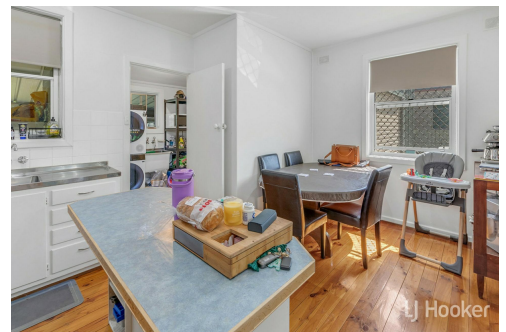
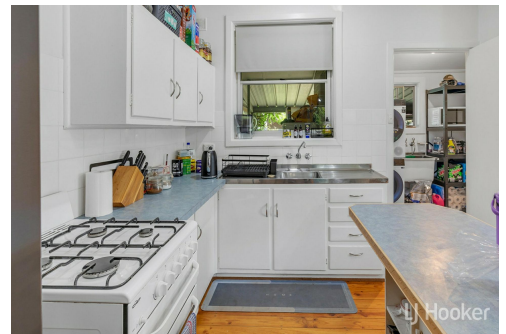
Property ID	669HFDC
Property Type	House
Land Area	506 m ²

Bradley Clarke 0422 070 240

Sales Representative | brad.clarke@ljhces.com.au

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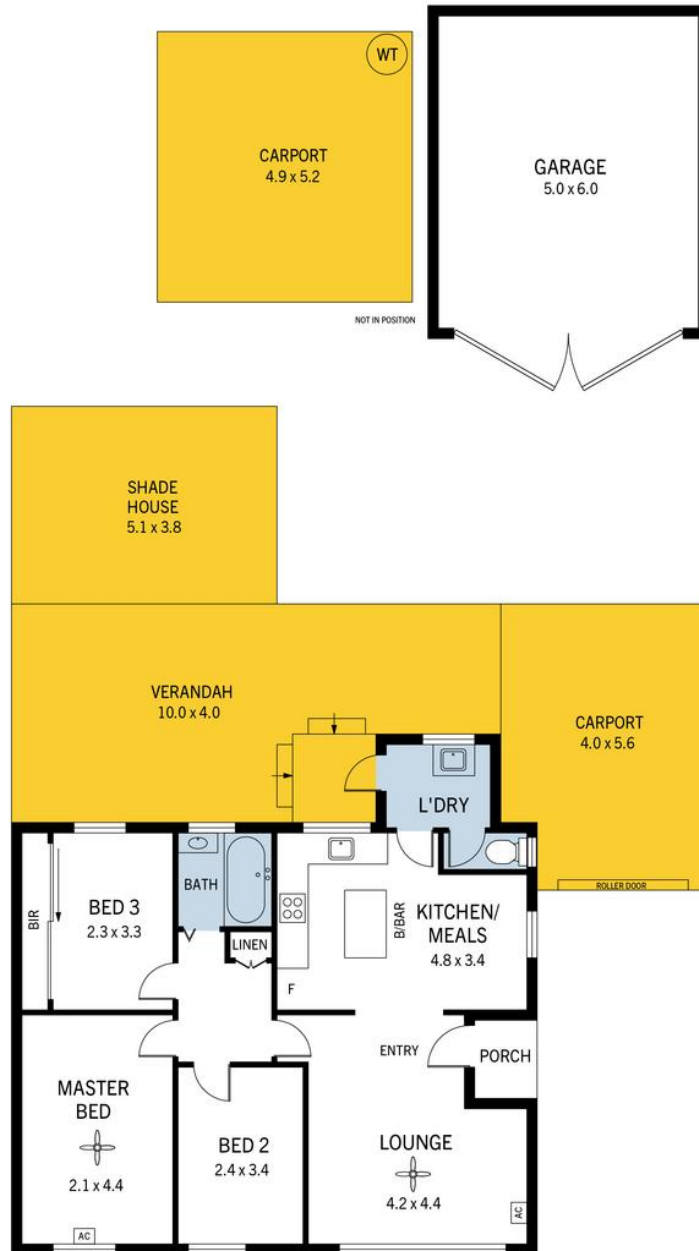
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DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only.
Produced by Property Portraits

Interior	85m ²		215m²
Garage	30m ²		
Carport	46m ²		
Verandah	35m ²		
Shade	19m ²		
			TOTAL