



17 Mainwaring Crescent, Davoren Park




Investor's Delight

A home that has been well preserved and well maintained, this might just leave you with little to do while the money comes through. It also features an impressive 27 metres (approx.) of frontage. This, along with cooperation of the neighbouring property, could invite endless potential in development terms (STCC).

The home itself is a neat three bedroom home, serviced well by the near new split system for heating and cooling, as well as flooring that's sure to last. Having been refreshed in the last decade, it also means that the kitchen is looking fresh, and all windows are complimented by light blocking roller blinds.

The land the home sits on is a relatively clear, near 650m² allotment. A parcel that is harder and harder to find in modern developments. Other features include a double door side gate with full access to the rear, old fashioned rotary clothesline and a location to die for.

It is with great pleasure that LJ Hooker Craigmores | 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

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FOR SALE
UNDER CONTRACT

AGENTS

Bradley Clarke
0422 070 240
brad.clarke@ljhcs.com.au

James Frencken
0476 871 921
james.frencken@ljhcs.com.au

AGENCY

LJ Hooker Craigmores | 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**

Location highlights:

- Convenient access to the Northern Connector, taking only 40 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 Woolworths 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

Please note this home is currently tenanted at \$390 per week on a periodic lease

Specifications:

CT / 5893 / 867

Council / Playford

Zoning / GN

Built / 1960

Land / 647m2 (approx)

Council Rates / \$470 per quarter approx.

Emergency Services Levy / \$110 per annum approx.

SA Water / \$170 per quarter approx

Estimated rental assessment: \$410 - \$430 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	67XHFDC
Property Type	House
Including	Air Conditioning

Bradley Clarke 0422 070 240

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

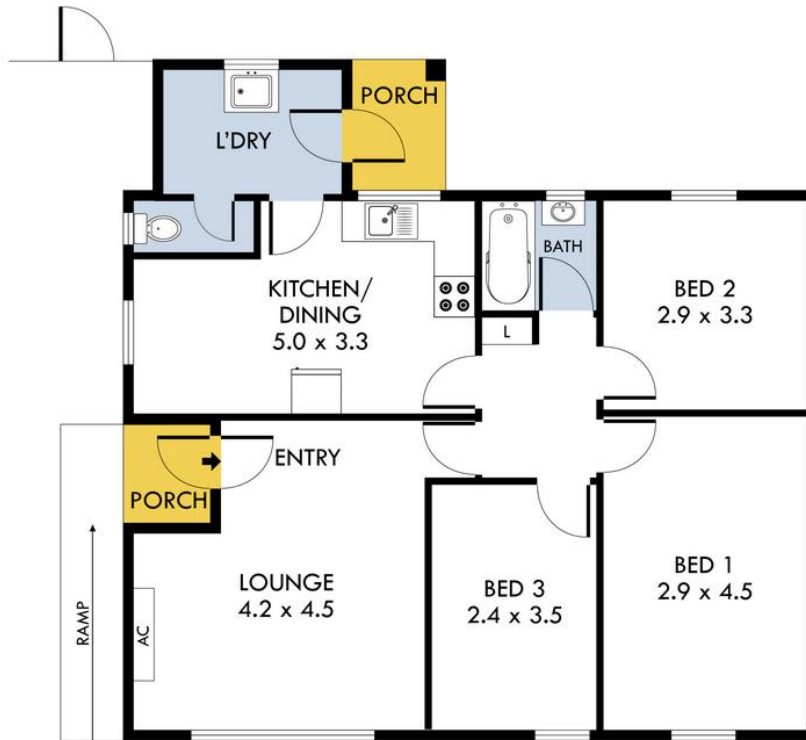
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Shop 17, Craigmores Village, Yorktown Road, CRAIGMORE SA 5114
craigmoreselizabeth.ljhooker.com.au | Office@ljhces.com.au





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INTERNAL	-	80.7 SQM
EXTERNAL	-	9.3 SQM
TOTAL	-	90.0 SQM

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