

18 Searle Road, Davoren Park

Davoren Park Delight




18 SEARLE ROAD, DAVOREN PARK

They simply don't make them like this anymore! A pleasant fae with painted brickwork, relatively low maintenance front yard, with purple flowers adding a spot of colour in this warmer weather. The block itself is the focal point here, 758 square meters of rectangular land and most importantly almost 21 metres of frontage!

Stepping inside you'll find solid timber floors, blackout blinds throughout, and three spacious bedrooms. The master features a built in robe, and a ceiling fan, also found in the main living area. The home is climate controlled by split system air conditioning, keeping you warm or cool all year round.

The kitchen and wet areas have been updated, with modern handles in the kitchen and timber benchtops. While the bathroom offers updated vanity, crisp white marbled tiling, and a bath that most homes these days simply don't have.

The backyard showcases the true size of the block, with a huge drive in garage, neat garden, and outdoor bbq area. Other features include rotary clothesline, rain water tank, and both concreted undercover and out of cover entertainment areas.

3  1  1 

FOR SALE
UNDER CONTRACT

AGENTS

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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.

 **LJ Hooker**

It is with great pleasure that LJ Hooker Craigmore | Elizabeth 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 James on 0476 871 921.

Location highlights:

- Convenient access to the Northern Connector, taking only 40 minutes to arrive in the city
- A leisure stroll to the magnificent Playford Waters 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 / 5357 / 796

Council / Playford

Zoning / GN

Built / 1965

Land / 758m2 (approx)

Council Rates / \$525 per quarter approx.

Emergency Services Levy / \$130 per annum approx.

SA Water / \$175.55pq approx.

Estimated rental assessment: \$490 - \$520 p/w (Written rental assessment can be provided upon request)

Nearby Schools / John Hartley School, Garden College, 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 684CFDC
Property Type House

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

Interior	88m ²	186m² TOTAL
Exterior	68m ²	
Garage	30m ²	

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