

Davoren Park, 19 Yarnbrook Street

Unlock the Potential - A Great Opportunity Awaits!



Built in 1960 (approx.), this semi-detached home sits on an allotment of approximately 476sqm and is packed with potential for the right buyer. Offering three generously sized bedrooms, this property is perfect for those looking to roll up their sleeves and add their own personal touch.

Timber floorboards flow throughout the home for easy upkeep, and a separate lounge room with a split system reverse cycle air conditioner provides year-round comfort. The kitchen, complete with gas cooking, overlooks the adjoining dining/meals area, offering a practical layout ready for an update.

Secure car parking is available behind the gate and under the carport, with room for an additional 1-2 vehicles in the driveway. The backyard is a good size, providing a space for pets or children to enjoy once some love is put into the garden.

For Sale
Please Call

View
ljhooker.com.au/6745FDC

Contact
Andrew Rose
0421 988 597
andrew.rose@ljhcs.com.au



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.

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

Key features:

- 3 Great sized Bedrooms
- Heating and cooling
- Large rear yard awaiting your personal touch
- Close to schools, parks and shops
- 476sqm (approx.)

Specifications:

- CT / 5517/933
- Council / Playford
- Built / 1960 (approx.)
- Land / 476m2 (approx.)
- Easements /

SUBJECT TO PARTY WALL RIGHT(S) OVER THE LAND MARKED C (RTC 8406577)
 SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED A FOR SEWERAGE
 PURPOSES TO SOUTH

AUSTRALIAN WATER CORPORATION (223LG RPA)

TOGETHER WITH PARTY WALL RIGHT(S) OVER THE LAND MARKED B (RTC
 8406577)

- Estimated rental assessment / \$380-\$400 per week

Please Note: This home is currently tenanted at \$375 per week until July 2025.

Ideally located, this home is just moments from Swallowcliffe and Elizabeth North Primary Schools, with nearby parks and sporting clubs at Kalara Reserve and Eyre Sports Complex. Convenient shopping is also close by at Eyre Shopping Village. This property is a great opportunity for renovators, investors, or first home buyers ready to breathe new life into it.

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 About this Property

Property ID	6745FDC
Property Type	House
Land Area	476 m2

Andrew Rose 0421 988 597

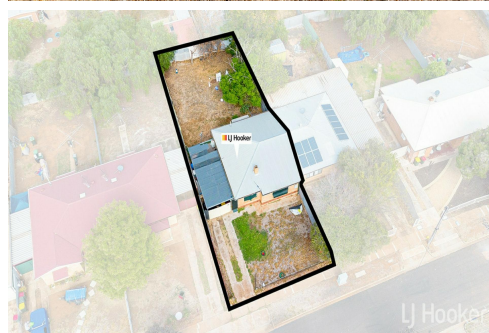
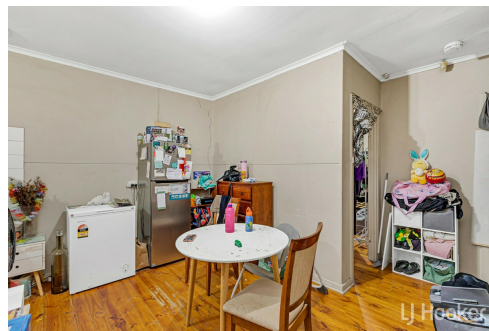
Senior Sales Representative | andrew.rose@ljhces.com.au

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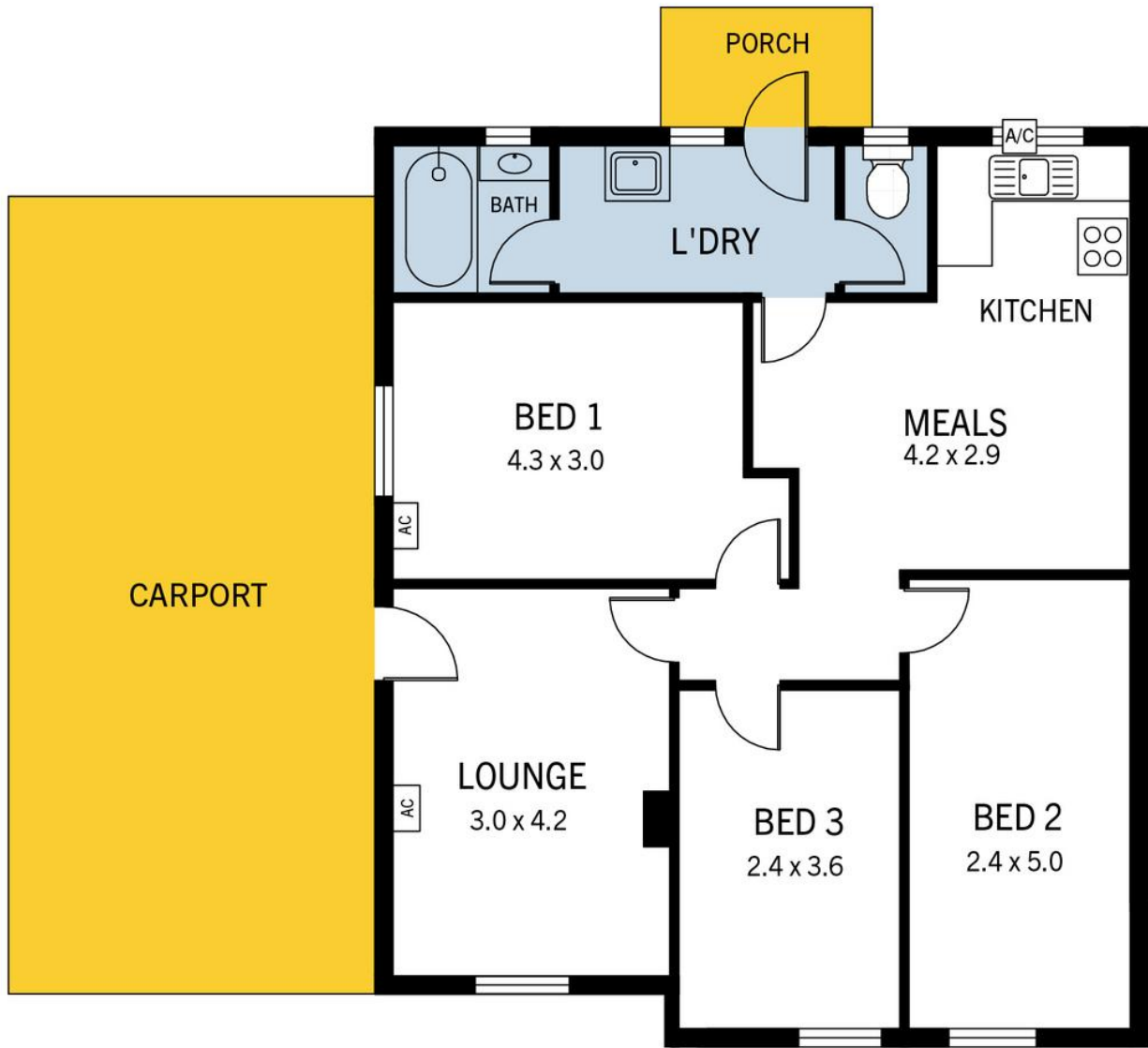
Shop 17, Craigmore Village, Yorktown Road, CRAIGMORE SA 5114
craigmoreelizabeth.ljhooker.com.au | Office@ljhces.com.au



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DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only.

Produced by **Property Portraits**

Interior 78m²
Exterior 38m²

116m²
TOTAL