



20 Blight Street, Davoren Park

Investor's Delight on Blight

A perennial investment, this one is almost a set and forget. Well maintained by the current tenant, on offer is a classic 1960's built semi detached home with a fixed term lease in place (see below). As you approach from the footpath, you'll be greeted with ample frontage and a quaint fae that draws you in.

The entry/lounge meets you first, with floating timber floors that carry throughout, and a reverse cycle split system to keep the home warm and cool all year round. Each of the three bedrooms feature the same flooring, and a neutral colour scheme.

The original bathroom and kitchen are both functional and versatile, with plenty of room for improvement if desired. The kitchen features free standing oven and stove, and is shaped like an L to allow room to move. Coming outside, you'll find a sturdy rotary clothesline, and veranda/carport that runs off the back of the home.

It is with great pleasure that LJ Hooker Craigmores | 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.

3 1 1

FOR SALE
\$500,000 - \$520,000

AGENTS
James Frencken
0476 871 921
james.frencken@ljhces.com.au

Corey Voss
0412 262 180
corey.voss@ljhces.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.



Location highlights:

- Convenient access to the Northern Connector, taking only 35 minutes to arrive in the city
- A leisure stroll to the magnificent East Parkway 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 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 \$400 per week until February 2027

Specifications:

CT / 5714 / 747

Council / Playford

Zoning / GN

Built / 1965

Land / 516m2 (approx.)

Council Rates / \$480 per quarter approx.

Emergency Services Levy / \$115 per annum approx.

SA Water / \$175.55pq approx.

Estimated rental assessment: \$420 - \$440 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	686TFDC
Property Type	House
Land Area	516 m2

James Frencken 0476 871 921

Sales Representative | james.frencken@ljhces.com.au

Corey Voss 0412 262 180

Licensee & Senior Sales Representative | corey.voss@ljhces.com.au

LJ Hooker Craigmores | Elizabeth | Salisbury (08) 8255 9555

Shop 17, Craigmores Village, Yorktown Road, CRAIGMORE SA 5114
craigmoreselizabeth.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
Exterior

85m²
44m²

129m²
TOTAL