



Davoren Park, 20 Charlson Street

Incredible Opportunity!

This well looked after home comes with an abundance of living and outdoor space whilst being so affordable! Sitting on a premium torrens title allotment with 4 bedrooms & 1 bathroom, this could be the perfect investment property or place to call home. This property also offers flexibility, with side access to the rear yard & plenty of outdoor potential.

Property Features:

- * 4 generously sized bedrooms.
- * Main bathroom in quality condition.
- * Spacious lounge with ceiling fan.
- * Meals area with ceiling fan & new carpet.
- * Updated kitchen with ample cupboard & bench space.
- * Sizeable laundry with rear access.



For Sale

\$439,000 - \$479,000

View

ljhooker.com.au/1VBEG54

Contact

Matthew Nudo

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LJ Hooker Gawler | Barossa
(08) 8522 3311

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.

- * Undercover entertaining area.
- * Back yard with toolshed & clothesline.
- * Drive way promoting side access to the rear.
- * Reverse cycle heating & cooling.
- * Torrens title allotment.
- * 16.51m frontage (approx.).
- * High quality window treatments & surface materials throughout.
- * Quiet street positioning.

Close to local amenities such as John Hartley School & St Columba College as well as Playford Shopping Centre. Under 10 Minutes from the Northern Expressway (approx.). Easy access to Main North Road & 45 minutes from the Adelaide CBD (approx.)

If you are interested in this wonderful property, be sure to get in quick as this opportunity will not last long! Please contact Matthew Nudo on 0497 804 034 for any enquiries or to register your interest.

CT/ 5308/526

Land size / 603m2 (approx)

Internal Living / 115m2 (approx.)

Year Built / 1965

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 305453

More About this Property

| | |
|----------------------|---|
| Property ID | 1VBEG54 |
| Property Type | House |
| House Size | 115 m2 |
| Land Area | 603 m2 |
| Including | Air Conditioning Ducted Cooling Ducted Heating Outdoor Entertaining Floorboards Secure Parking Fully Fenced |

Matthew Nudo 0497 804 034

Sales Specialist | matthewn@ljhsales.com.au

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26 Adelaide Road, GAWLER SA 5118

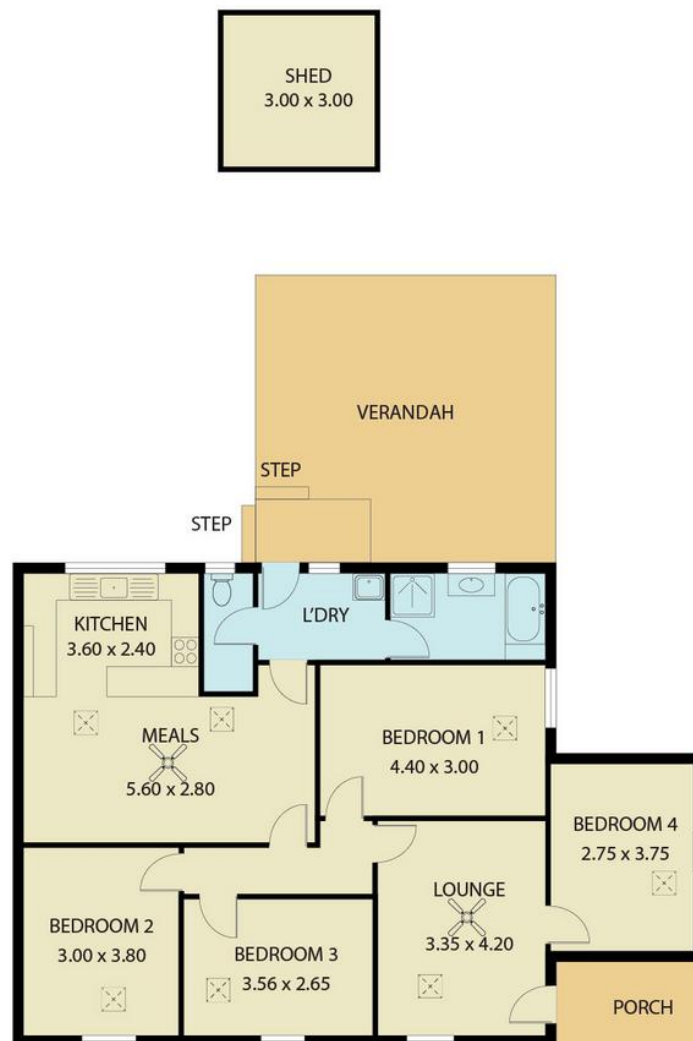
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20 Charlson Street,
DAVOREN PARK



| | |
|---------------|-------------------|
| Living: | 102.79SQ.M |
| Porch: | 4.57SQ.M |
| Shed: | 9.00SQ.M |
| Verandah: | 31.61SQ.M |
| TOTAL: | 147.97SQ.M |

This Drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.