

Davoren Park, 23 Cedar Avenue

Discover Your Next Investment

Why go through the hassle of building when this stunning, established home offers everything you need? Proudly presented by Andrew Rose of LJ Hooker, this beautifully designed property is set amidst other modern builds in the ever-growing Davoren Park area.

Step inside and be greeted by the contemporary colour palette that flows throughout this thoughtfully designed residence. The spacious master bedroom is a private retreat featuring a walk-in robe and ensuite, complete with his and her sinks. Each of the additional three bedrooms is generously sized, equipped with built-in robes and ceiling fans, perfect for family living.

At the heart of the home lies the modern kitchen, boasting stainless steel appliances, overhead cupboards, and a layout that seamlessly overlooks the open-plan dining and lounge area-a perfect space to enjoy family time.



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.



For Sale
\$590,000 - \$630,000

View
Sat 25th Jan @ 2:00PM - 2:15PM

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

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

Outdoors, you'll find a low-maintenance backyard offering ample room for kids and pets, while still leaving space for you to add your personal touch.

Key Features

- Heating and Cooling
 - Built in Robes to all Bedrooms
 - Ceiling Fans to bedrooms 2,3,4
 - Master with Ensuite
 - Modern Colours throughout
 - Stainless Steel Appliances
-
- Specifications:
 - CT / 6284/616
 - Council / Playford
 - Built / 2023 (Approx.)
 - Land / 300m2 (approx.)
 - Easements / Nil
 - Estimated rental assessment / \$540-\$560 per week

This home is currently tenanted at \$530 per week until February 2026

Convenience is key, and this location delivers! With the Northern Expressway nearby, city commuting has never been easier. Prefer public transport? The train station is just a short distance away. Families will love the proximity to great schools such as John Hartley School and St Columba College.

Don't delay-this modern gem is ready and waiting for you to move in and start living the lifestyle you deserve!

Contact Andrew Rose at LJ Hooker today to make this house your home.

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



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

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.

More About this Property

Property ID 66PCFDC

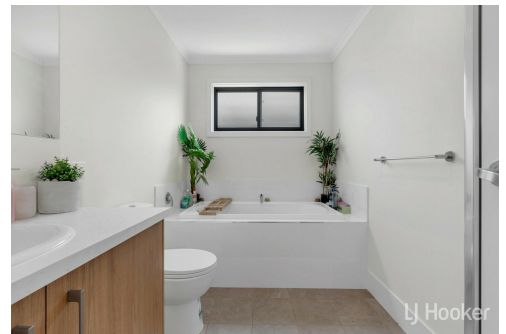
Property Type House

Andrew Rose 0421 988 597

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

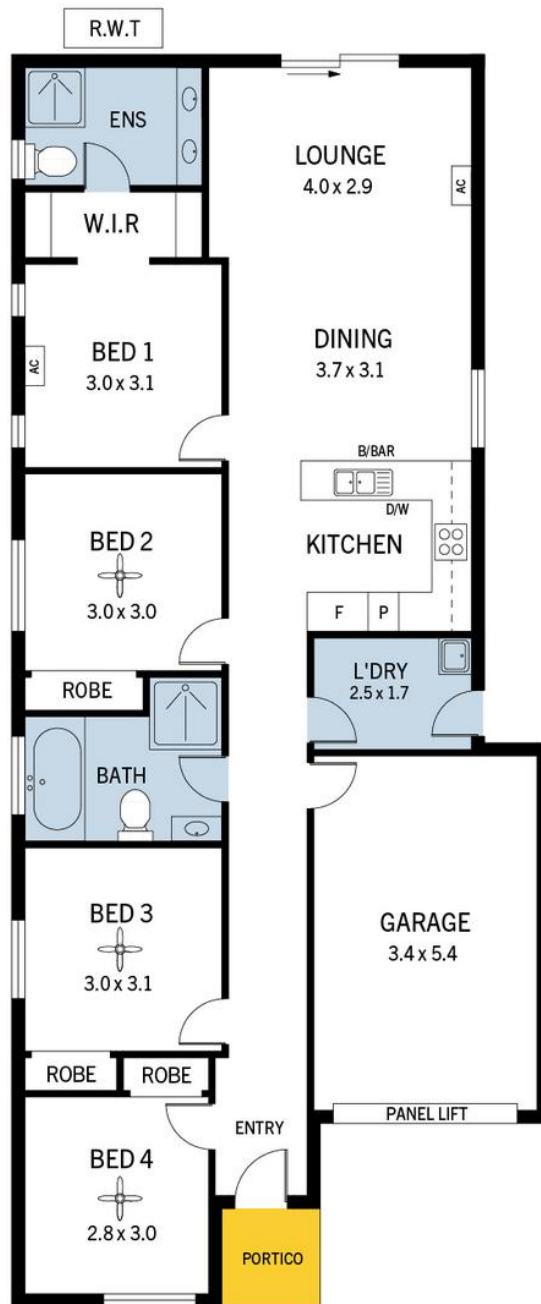
LJ Hooker Craigmore | Elizabeth | Salisbury (08) 8255 9555

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



23 Cedar Avenue, Davoren Park

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

| | | |
|----------|-------------------|-------------------------|
| Interior | 104m ² | 124m² |
| Exterior | 02m ² | |
| Garage | 18m ² | |
| | | TOTAL |