



Davoren Park, 24 Ferris Street

Owner Wants the home Sold !

Welcome to your new home, perfectly situated in the heart of Davoren Park and proudly presented by Andrew Rose of LJ Hooker. This well-maintained property offers comfort and practicality, featuring three bedrooms, a modern kitchen, and sitting on a generous 445-square-metre (approx.) block-perfect for your family's needs.

Upon entering, you're greeted by a central lounge room with a functional and spacious design. The bright open-plan kitchen and meals area stands out as the centerpiece, offering a contemporary space ideal for cooking and dining.

The bedrooms are well-proportioned, while the bathroom and updated kitchen add a modern touch, creating a cozy and inviting atmosphere throughout.

Step outside to a blank canvas awaiting your personal touch, perfect for customizing to your lifestyle. Additional features include an undercover carport with a secure gate,



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
UNDER CONTRACT BY ANDREW ROSE

View
ljhooker.com.au/66E8FDC

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

providing both convenience and peace of mind.

Additional Features:

- EV-ready with a 32-amp charging point-a valuable feature for electric vehicle owners.
- Heating and cooling for year-round comfort
- Freshly painted throughout
- Neat and tidy presentation
- Secure carport parking
- Positioned on a street with 80% newly constructed homes, enhancing the neighborhood's modern aesthetic.

Specifications:

CT / 5329/288

Council / Playford

Built / 1960

Land / 445m2 (approx)

Frontage / 12.66m (approx.)

Rental Estimate / \$410 - \$430 per week

Easements / Refer CT

- Subject to Party Wall Rights over the land marked C (RE 8019331)
- Together with party wall rights over the land marked B (RE 8019331)

Conveniently located for families, this home is just 150m (approx.) from the newly renovated Pete Smith Reserve and within walking distance to Swallowcliffe and Elizabeth North Primary School & Preschool. With public transport options like Stop 70 Easton Road only 400m (approx.) away and the nearby Womma Train Station offering seamless city commuting, getting around is a breeze. Enjoy shopping at Eyre Village, Munno Para Shopping City, and Elizabeth City Centre, or unwind at local parks such as Breamore Reserve, Womma Park, and Moss Family Reserve.

Don't miss out on this opportunity to own a property that offers both comfort and investment

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



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More About this Property

Property ID	66E8FDC
Property Type	House
Land Area	445 m ²

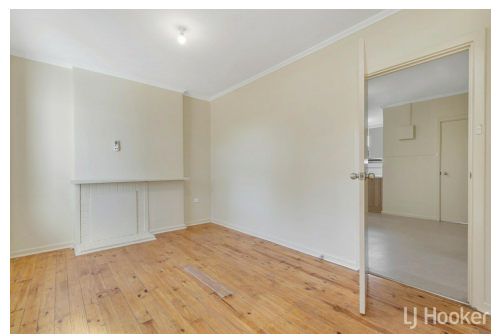
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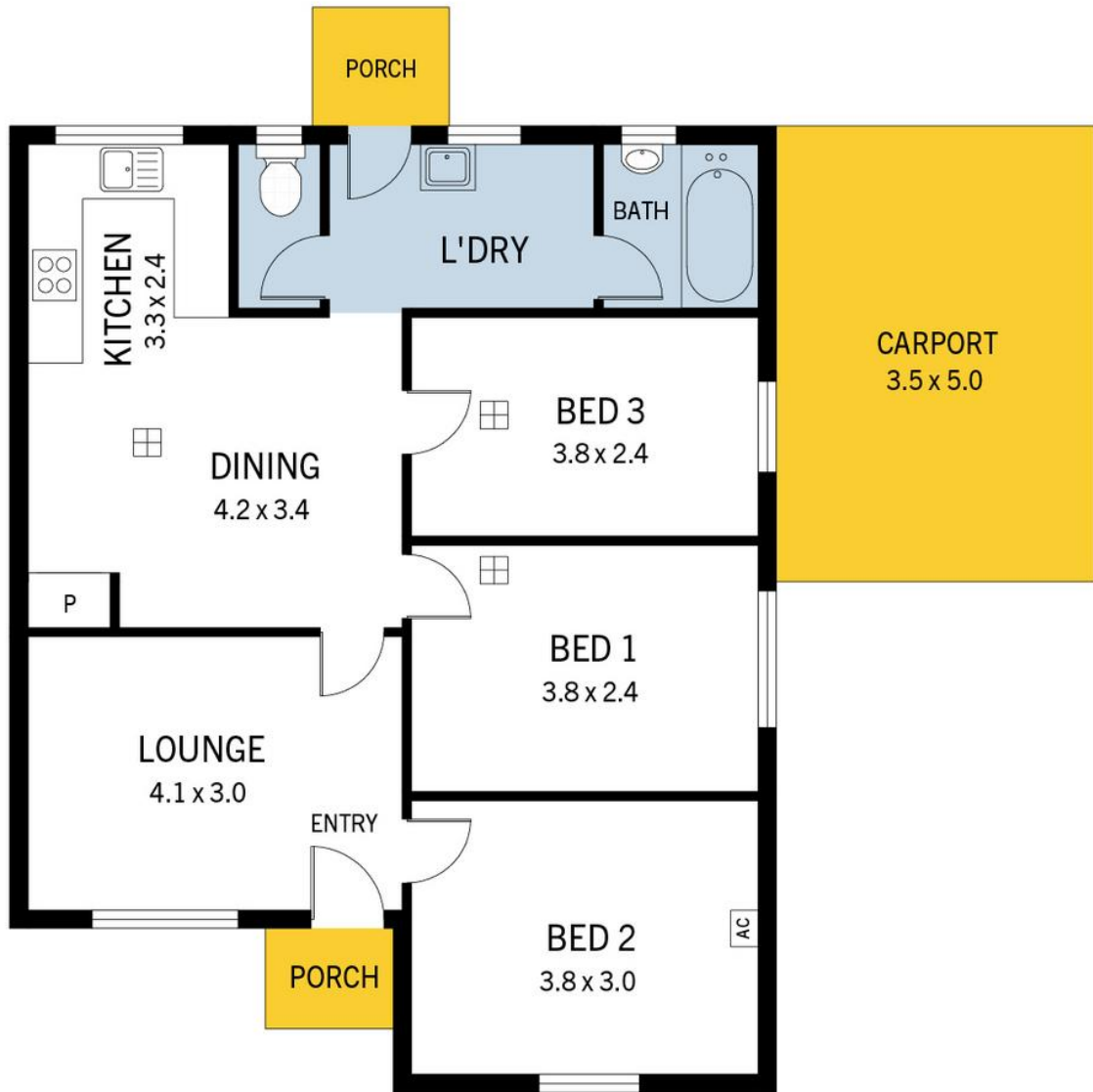
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DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only.

Produced by **Property Portraits**

Interior
Carport
Porch

80m²
17m²
03m²

100m²
TOTAL