



## Davoren Park, 24 Pritchard Street

Ideal For The First Homeowner or Investor!!

Set on approximately 669 sqm of land with no easements, this beautifully presented and well-maintained 3-bedroom home offers an exceptional living experience. This property is not only a wonderful place to live but also a smart investment opportunity.

The home boasts a range of fantastic features, including:

- A spacious formal lounge and dining room, enhanced by a large picture window and climate control for year-round comfort
- An updated kitchen with ample cupboard space, a dishwasher, and a walk-in pantry
- A master bedroom featuring a built-in robe, ceiling fan, and climate control
- Bedrooms 2 and 3 both equipped with ceiling fans, with additional climate control in bedroom 3
- A modernized bathroom with stylish updates
- Updated aluminium windows throughout the home



**For Sale**  
\$530,000 - \$560,000

**View**  
[ljhooker.com.au/66UYFDC](http://ljhooker.com.au/66UYFDC)

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**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.

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- Roller shutters on all windows, adding both security and street appeal
- A recently installed solar system, helping to significantly reduce your power bills
- An estimated rental appraisal of \$480 to \$510 per week

Outdoor living is equally impressive, with a large full-length veranda adjoining a spacious carport with an automatic roller door. A second veranda area provides an ideal retreat for parents, perfect for relaxation and privacy. The well-established rear garden offers plenty of space for children to play and enjoy the outdoors.

Conveniently located near John Hartley School and the popular John McVeity Centre, this home places a variety of sporting and community events at your doorstep. For all your shopping needs, Munno Para Shopping City is just a short drive away, offering a wide range of retail stores, supermarkets, and dining options, making daily errands a breeze.

This is a home that truly has it all - comfort, convenience, and charm. Don't miss the opportunity to make it yours!

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	66UYFDC
Property Type	House
Land Area	669 m2

**Gareth Dickins 0417883329**

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## 24 Pritchard Street, Davoren Park

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

Produced by **Property Portraits**

Interior	94m <sup>2</sup>
Carport	49m <sup>2</sup>
Verandah	64m <sup>2</sup>
Porch	05m <sup>2</sup>

**212m<sup>2</sup>**  
TOTAL



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