



3 & 5 Wootton Street, Davoren Park




Prime Corner Allotment with Dual Income and Development Potential

James Frencken of LJ Hooker Craigmore | Elizabeth | Salisbury proudly presents this rare and versatile offering, positioned in the evolving Davoren Park area.

Set on a substantial 1,480sqm (approx.) corner allotment, this is prime land offering excellent scope for future development, subject to council consent (STCC), with the corner positioning providing added flexibility for future site utilisation, while delivering a strong holding income from day one.

The property comprises two solid brick, four-bedroom, one-bathroom semi-detached homes on a single title. Both homes offer practical and functional layouts with generous living areas and well-sized bedrooms, providing comfortable accommodation with the flexibility to enhance over time.

This is a genuine dual-income opportunity, ideal for investors or developers seeking immediate cash flow with future upside.

8  2  2 

FOR SALE

Please Call

AGENTS

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AGENCY

LJ Hooker Craigmore | Elizabeth |

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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**

Davoren Park continues to see ongoing redevelopment, with new builds and site improvements contributing to strong demand and long-term growth potential.

Conveniently located close to local schools, parks, public transport, and major shopping options including Munno Para Shopping City and Elizabeth City Centre, this is a well-connected location with broad appeal.

Key Features:

- Two semi-detached homes on one title
- Each home offers four bedrooms and one bathroom
- Solid brick construction
- Dual-income investment
- Large 1,480sqm (approx.) corner allotment
- Prime land with development potential

Specifications:

- CT: 5477 / 738
- Council: City of Playford
- Built: 1962 (approx.)
- Land: 1,480sqm (approx.)
- Rental Return: Currently \$850 per week combined
- Rental Estimate: \$840 - \$860 per week combined
- Easements: Subject to service easement(s) over the land marked A for sewerage purposes to South Australian Water Corporation (223LG RPA).

Opportunities like this, offering both scale and flexibility, are rarely available.

Contact James Frencken on 0476 871 921 for further information.

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	68PCFDC
Property Type	House
Land Area	1480 m2

James Frencken 0476 871 921

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3 & 5 Wootton Street, Davoren Park

3 Wootton Street

INTERNAL - 114.3 SQM
 EXTERNAL - 8.2 SQM
 TOTAL - 122.5 SQM

5 Wootton Street

INTERNAL - 115.15 SQM
 EXTERNAL - 8.2 SQM
 TOTAL - 123.3 SQM

Please Note: Every care has been taken to verify the correctness of the areas and details used in this leaflet. No warranty or representation is given or made as to the correctness of the information supplied and neither the owners, illustrator nor the Agent accept responsibility for errors or omissions. The sketch is for illustration purposes only and intending purchasers should satisfy themselves independently regarding sizes, layout and location of the property. Please check with local council that all structures are approved by council.

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