



4 Brookside Close, Davoren Park




## Home Sweet Home

This beautifully presented residence offers a range of appealing features that cater to a broad spectrum of buyers - including first-home purchasers, downsizers, and savvy investors.

Situated in a quiet no-through road and secured behind a tubular fence, the home provides privacy, comfort, and convenience.

### Property Features:

- Climate control year-round with a split system reverse cycle wall unit and ducted evaporative cooling.
- Formal lounge located at the front of the home, ideal for separate entertaining or relaxing.
- Master bedroom complete with walk-in robe and direct access to a two-way bathroom.
- Separate toilet and powder room for added practicality.
- Spacious bedrooms two and three, both featuring built-in robes.
- Open-plan kitchen, meals, and family area, perfect for everyday living and entertaining.
- Well-appointed kitchen with gas cooktop and ample bench space.
- Glass sliding doors lead to the outdoor entertaining area, featuring ceiling fans and electric blinds for year-round comfort.
- Powered shed with lighting —ideal for hobbies or additional storage.

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### FOR SALE

\$595,000 - \$605,000

### AGENTS

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### AGENCY

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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.



- Secure carport with automatic roller door at the front and a second roller door at the rear, allowing convenient access to the backyard.
- " Double-width driveway offering additional off-street parking.
- " Set on a manageable 430m<sup>2</sup> (approx.) allotment.
- Estimated weekly rental amount approximately \$530 - \$560
- Property built 1998

#### Additional Features:

- 6.6kW solar power system for energy efficiency
- " Roller shutters on all windows for added security and insulation
- " Fully fenced front yard —ideal for children and pets
- Beautifully maintained, low-maintenance gardens

#### Location Highlights (approximate distances):

- 200m to local bus stop
- 500m to Playford Tavern
- 700m to Broadmeadows Train Station
- 850m to Playford Medical Centre
- 1.5km to Drakes Eyre Shopping Centre
- 3.0km to Munno Para Shopping City
- 3.3km to Elizabeth City Centre
- 7.5km to Lyell McEwin Hospital
- 9.0km to Calvary Central Districts Hospital

This is a well-rounded home in a convenient location, offering excellent value and versatility. Whether you're looking to move in, downsize, or invest, opportunities like this don't last long - act quickly to secure this fantastic property.

#### 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.

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### MORE DETAILS

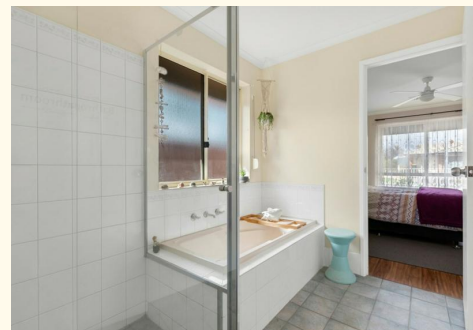
Property ID	67N4FDC
Property Type	House
House Size	140 m2
Land Area	430 m2

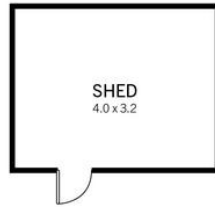
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DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only.  
Produced by **Property Portraits**

Interior	134m <sup>2</sup>	<b>232m<sup>2</sup></b> TOTAL
Exterior	85m <sup>2</sup>	
Shed	13m <sup>2</sup>	

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