



4 Rosewarne Crescent, Davoren Park

Opportunity, Space & Potential

James Frencken from LJ Hooker Craigmore | Elizabeth | Salisbury proudly presents this three-bedroom home, set on a substantial 809sqm (approx.) allotment with an 18m (approx.) frontage and offering plenty of potential for buyers ready to roll up their sleeves and make it their own.

Whether you're a renovator looking for your next project, an owner-occupier wanting to create a home to suit your needs, or an investor searching for a property with long-term potential, this is an opportunity where some work and vision could go a long way.

The home features three bedrooms, one bathroom and an L-shaped lounge and dining area, providing a practical foundation for renovation and improvement. Additional enclosed space adjoining the home offers further flexibility, while there is plenty of scope throughout to update, improve and add value over time.

Outside is where the property really shows its potential. The substantial 809sqm (approx.) allotment provides a spacious backyard with plenty of room for kids, pets, landscaping or further improvements. A large 6m x 9m (approx.) shed is a standout feature, complemented by extensive covered off-street parking and a rear verandah.

3 1 3

FOR SALE

Please Call

AGENTS

James Frencken
0476 871 921
james.frencken@ljhces.com.au

Corey Voss
0412 262 180
corey.voss@ljhces.com.au

AGENCY

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

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 those looking further ahead, the size of the allotment and 18m (approx.) frontage may also offer future development potential, subject to all necessary planning and council consents and approvals.

Key Features We Love:

- Substantial 809sqm (approx.) allotment
- 18m (approx.) frontage
- Large 6m x 9m (approx.) shed
- Extensive covered off-street parking
- Spacious backyard with plenty of room to enhance and personalise
- Rear verandah
- Plenty of scope to renovate, improve and add value
- Potential future development opportunities, subject to all necessary consents and approvals

Specifications:

- CT: 5595 / 965
- Council: City of Playford
- Built: 1965
- Land: 809sqm (approx.)
- Easements: SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED A FOR SEWERAGE PURPOSES TO SOUTH AUSTRALIAN WATER CORPORATION (223LG RPA)
- Rental Estimate: TBA

Conveniently positioned close to local reserves and sporting facilities, shopping centres, schools and public transport, the property is well placed for everyday convenience. With continued residential growth and development throughout Davoren Park and the surrounding northern suburbs, major transport links are also within easy reach, providing convenient access towards Adelaide and throughout the north.

For buyers prepared to put in the work, 4 Rosewarne Crescent presents an opportunity to renovate, add value and create something of your own. With a substantial allotment, spacious backyard and impressive shedding, there is plenty here for owner-occupiers, renovators and investors to work with.

Contact James Frencken on 0476 871 921 to register your interest.

To make an offer, visit the link below:

<https://www.cognitofirms.com/LJHookerCraigmores/LetterOfOfferToPurchaseResidentialLand>

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	695CFDC
Property Type	House
House Size	99 m2
Land Area	809 m2

James Frencken 0476 871 921

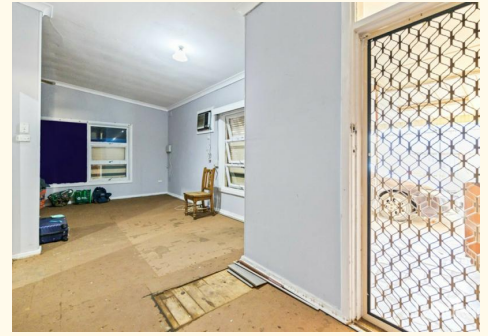
Sales Representative | james.frencken@ljhces.com.au

Corey Voss 0412 262 180

Licensee & Senior Sales Representative | corey.voss@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



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INTERNAL - 102.6 SQM
EXTERNAL - 202.1 SQM
TOTAL - 304.7 SQM

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