



47 Bulkington Road, Davoren Park

## Potential Plus on a Spacious 800sqm\* Corner Allotment

Full of potential, this once-loved home awaits some TLC to restore its former charm, with simple renovations and modern upgrades sure to make it shine. Alternatively, the generous corner block offers the perfect opportunity to start fresh and build your dream home (STPC). With new housing developments nearby, this increasingly sought-after suburb offers excellent future growth.

The home consists of a spacious lounge with large windows, an eat-in kitchen with a gas cooktop and reverse cycle air conditioner, three good sized bedrooms, a central bathroom and a spacious laundry.

The gardens are spacious and have plenty of room for future growth, plus a garage and additional shed for storage or secure parking.

Located just moments from Eyre Village Shopping Centre, quality schools such as Playford International College, and an array of nearby parks and playgrounds, this property offers the ultimate in convenience. Enjoy easy access to the Northern Expressway and Main North Road, with Broadmeadows train station only a short distance away, making travel across Adelaide effortless.

3 1 4

**FOR SALE**  
Contact Agent

### AGENTS

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### AGENCY

LJ Hooker Mile End | Woodville  
(08) 8352 7111

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

## Key Features

- Corner 800sqm (approx) allotment
- Zoning: Master Planned Neighbourhood
- Sunlit lounge room
- Eat in kitchen with a split system AC
- Three generous bedrooms
- Central bathroom with separate WC and spacious laundry
- Garage and shed available for storage and off-street parking

## Specifications

Title: Torrens Title

Year built: c1962

Land size: 800sqm (approx)

Council: City of Playford

Council rates: \$1,874.40pa (approx)

ESL: \$109.95pa (approx)

SA Water & Sewer supply: \$176.30pq (approx)

- Approx.  
(STPC) Subject To Planning Consent

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629

## MORE DETAILS

Property ID	XWDHDM
Property Type	House
Land Area	800 m2

**Lisa Xu 0432 235 818**

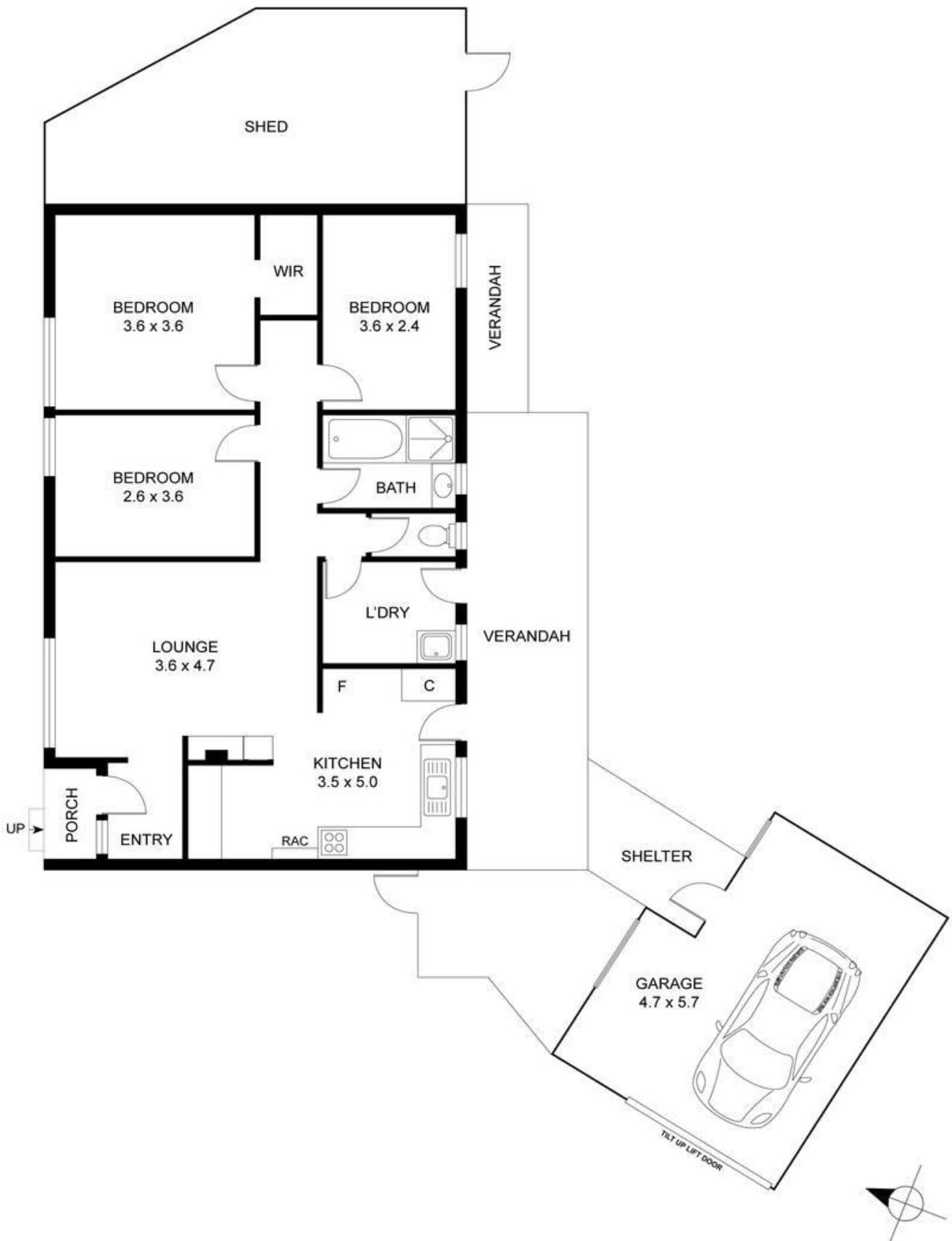
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