



53 Fordingbridge Road, Davoren Park




A Fantastic Opportunity on a Generous Allotment

Welcome to this charming 3-bedroom home, proudly presented by Andrew Rose of LJ Hooker. Ideal for families or savvy investors, this well-positioned property offers a wide 18.90 metre frontage (approx.) with no easements, set on a generous 691sqm allotment (approx.), delivering both space and flexibility.

Inside, the home offers a comfortable layout with a well-sized lounge and a separate dining area, creating a great setting for everyday living and entertaining. The master bedroom includes built-in robes for added storage, while the outdoor space features a verandah overlooking low-maintenance gardens-perfect for relaxing or hosting guests.

Key Features:

- 691sqm allotment (approx.)
- Wide 18.90m frontage (approx.) with no easements
- External rear garage
- Built-in robe to master bedroom
- Separate lounge and dining areas
- Verandah overlooking easy-care gardens
- Laundry with external access

3  1  2 

FOR SALE

\$640,000 - \$680,000

VIEW

Sat 2nd May @ 12:00PM - 12:30PM

AGENTS

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James Frencken
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AGENCY

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All information contained therein is gathered from relevant third parties sources.
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Interested parties must rely solely on their own enquiries.



- Large backyard
- Undercover parking

Specifications:

- CT / 5112 / 533
- Council / Playford
- Built / 1965
- Land / 691sqm (approx.)
- Frontage / 18.90m (approx.)
- Easements / Nil
- Estimated rental assessment / \$470-\$490 per week

Set in a convenient and well-connected pocket of Davoren Park, the home is within easy reach of local parks, public transport, and shopping options. Schools including John Hartley School, St Columba College, and Swallowcliffe School are all nearby, making this an appealing choice for families.

This is a fantastic opportunity to secure a well-located home with plenty of potential. Whether you're looking to move in, invest, or add your own personal touch, this property is well worth your inspection. Contact Andrew Rose at LJ Hooker today to find out more.

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	68QDFDC
Property Type	House
House Size	100 m2
Land Area	691 m2

Andrew Rose 0421 988 597

Senior Sales Representative | andrew.rose@ljhces.com.au

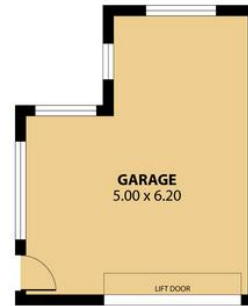
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INTERNAL - 105.2 SQM
EXTERNAL - 78.1 SQM
TOTAL - 183.3 SQM

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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 **LJ Hooker**