



54 Rosewarne Crescent, Davoren Park




Invest or Nest —The Choice is Yours

Auction Location: On Site

Andrew Rose of LJ Hooker is delighted to introduce this inviting family home, offering a blend of space, comfort, and convenience in the heart of Davoren Park. Positioned on a generous 669sqm allotment (approx.) with an impressive 18-metre frontage (approx.) and no easements, this property presents an excellent opportunity for buyers searching for a home that ticks all the boxes.

Step inside to discover three well-proportioned bedrooms, freshly painted to create a bright and welcoming atmosphere. The main bathroom has been updated, paired with a separate toilet, provides practical functionality, while the updated open-plan kitchen and dining area seamlessly connect to the spacious living room. Equipped with heating and cooling, the home ensures comfort in every season.

Outdoors, security and practicality combine with gated front access and a single carport. The drive-through design allows easy entry to the rear shed, ideal for storage or hobbies. At the back, a decked verandah overlooks the sprawling yard, complete with a sparkling swimming pool —perfect for summer days spent entertaining or

3  1  3 

FOR SALE
UNDER CONTRACT BY ANDREW ROSE

AGENTS

Andrew Rose
0421 988 597
andrew.rose@ljhces.com.au

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

AGENCY

LJ Hooker Craigmores | 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.

 **LJ Hooker**

relaxing.

The rear veranda is a highlight, offering a fantastic space for children to play and for entertaining guests, all set on this expansive, easy-to-use allotment.

Key features this home offers:

- Freshly painted throughout
- Roller shutters to the front
- Heating and cooling
- Secure carport with drive-through access
- Built in Robes to bedrooms 1 & 3
- 669 Sqm Allotment (approx.)

Specifications:

- CT / 5594/444
- Council / Playford
- Built / 1965
- Land / 669m2 (approx.)
- Easements / Nil
- Estimated rental assessment / \$490-\$520 per week

Situated just five minutes from Elizabeth City Centre and the new northern CBD, this home is close to everything you could need, including Playford International College, restaurants, gyms, fast food outlets, and public transport including Elizabeth train and bus stations. A family-oriented home in a prime location, this property won't stay on the market for long. Call now to make it yours!

Auction is the 11th day of October 2025, at 12:00 pm on site. Terms and conditions will be available three business days prior to the Auction at Shop 17 Craigmores Shopping Village, Craigmores LJ Hooker Craigmores | Elizabeth | Salisbury and 30 minutes prior on the day of auction.

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	67RBFDC
Property Type	House
Land Area	669 m2

Andrew Rose 0421 988 597

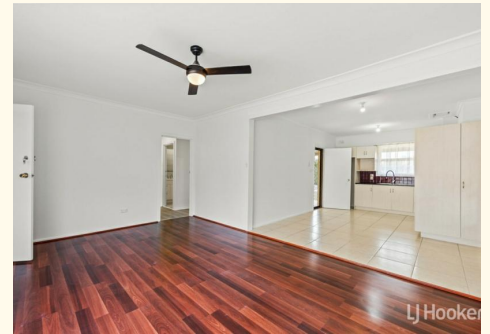
Senior Sales Representative | andrew.rose@ljhces.com.au

James Frencken 0476 871 921

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

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

Shop 17, Craigmores Village, Yorktown Road, CRAIGMORE SA 5114
craigmoreelizabeth.ljhooker.com.au | Office@ljhces.com.au





54 Rosewarne Crescent, Davoren Park



INTERNAL - 98.4 SQM
 EXTERNAL - 133.5 SQM
 TOTAL - 231.9 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.

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.