







56 Mainwaring Crescent, Davoren Park

OPEN TO ALL OFFERS

Andrew Rose of LJ Hooker is proud to present this functional suburban home, offering an incredible opportunity for first home buyers, investors, and families alike. Positioned in the central and convenient location of Mainwaring Crescent, Davoren Park, this home will impress with its charming features, modern updates, and spacious layout.

As you step beyond the front fence, you are welcomed by low maintenance gardens and a charming porch flowing off the carport. Inside, the spacious family room creates a warm and inviting atmosphere, complete with a ceiling fan, slate stone feature wall, and floorboards.

The updated open plan kitchen will appeal to those who love to cook, offering ample bench space, overhead cupboards, and a gas cooktop. The adjoining laundry is both practical and functional, featuring built-in cupboards and slate stone flooring.

Three well-sized bedrooms are positioned to the side of the home, all complete with air-conditioning, roller shutters, and carpet flooring. The master bedroom includes a built-in robe, while bedroom three is fitted with a ceiling fan, ideal for the warmer months. The updated bathroom is well-appointed with a shower, vanity, and a separate toilet to service

3 1 3

FOR SALE
UNDER CONTRACT BY ANDREW ROSE

AGENTS

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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.

LJ Hooker

busy households.

Outside, the property continues to impress with a single concrete driveway, a double-length carport with rear access, and a single garage, providing ample undercover parking. Entertaining is made easy with the pergola, perfect for year-round use, while two garden sheds with concrete flooring offer excellent storage options.

Key features we love:
- Large Rear Shed
- Updated Bathroom and Kitchen
- Heating and Cooling
- Roller Shutters
- Single Carport
- Close to Schools, Parks, Shops
- 513 Sqm (approx.)

Specifications:
- CT / 5212/822
- Council / Playford
- Built / 1960
- Land / 513m2 (approx.)
- Easements /

Subject to party wall rights over the land marked B (RE 7750472)
Together with party wall rights over the land marked A (RE 7750472)
- Estimated rental assessment / $460-$480 per week

Please Note: This home is currently tenanted at $450 per week until January 2027

Conveniently located close to a range of local amenities, this home places everything within easy reach. Nearby reserves such as Arura Reserve and McPherson Reserve provide great outdoor spaces, while Munno Para Shopping City and Elizabeth Shopping Centre are just minutes away. Families will appreciate the selection of schools within close proximity, including John Hartley School and Craigmore High School, all within a short distance.

To make an offer, visit the link below:
https://www.cognitoforms.com/LJHookerCraigmore/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

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MORE DETAILS

Property ID	68K1FDC
Property Type	House
Land Area	513 m2

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INTERNAL - 85.6SQM
EXTERNAL - 136.7SQM
TOTAL - 222.3SQM

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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