



Davoren Park, 6 Stormore Street

What's in store? More, More, More!

An opportunity to purchase a first home or a home for the savvy investor. Secure from the get go, the home is guarded by roller shutters throughout, and a pleasant fence that separates the front yard from the sidewalk. Stepping inside, you're greeted by the main living space, which flows through to other facets of the home.

Dual climate control ensures complete comfort all year round, and if that's not enough, you've also got the option to whack on the ceiling fans spread throughout. All backed by the rooftop solar system which makes electricity bills almost obsolete.

Updated kitchen, updated bathroom, this home is move in ready. Each update undertaken with strategy and thought, to ensure that the finishes are sound, and little maintenance is needed. Off the back of the home stems a wide veranda, and to the right an ever accessible carport.



For Sale
\$425,000 - \$455,000

View
ljhooker.com.au/66TVFDC

Contact
Steve Jacobs
0411 045 329
steve.jacobs@ljhces.com.au



Disclaimer: 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 Craigmore | Elizabeth |
Salisbury
(08) 8255 9555**

It is with great pleasure that LJ Hooker Craigmore | Elizabeth | Salisbury, Steve Jacobs, and Bradley Clarke present this unique opportunity to the public, with the utmost intention to give each and every buyer the best opportunity to secure the home. If you have any questions not covered in this outlay, please do not hesitate to contact Steve 0411 045 329 or Bradley on 0422 070 240

Location highlights:

- Convenient access to the Northern Connector, taking only 40 minutes to arrive in the city
- A leisure stroll to the magnificent Stebonheath Park
- Around the corner from local schools for easy morning commutes
- Close to your local Drakes for all your daily essentials, while local eateries and takeaway shops are dotted throughout the area
- A quick 5-minutes to Munno Para Shopping City for all your major brand name shopping outlets, cafés and entertainment options

Specifications:

- CT / 5162 / 69
- Council / Playford
- Zoning / GN
- Built / 1962
- Land / 491m2 (approx)
- Council Rates / \$1696 pa approx
- Emergency Services Levy / \$120 approx
- SA Water / \$165.55pq approx
- Estimated rental assessment: \$410 - \$430 p/w (Written rental assessment can be provided upon request)
- Nearby Schools / John Hartley School, Smithfield Plains Preschool, St Columba College

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 About this Property

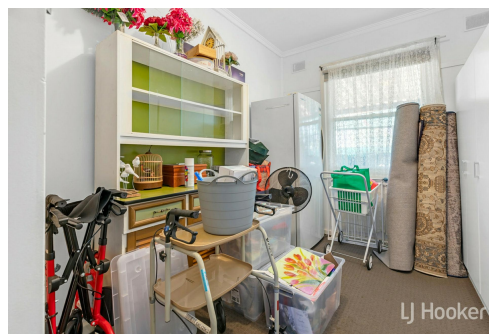
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|----------------------|---------|
| Property ID | 66TVFDC |
| Property Type | House |
| House Size | 84 m2 |
| Land Area | 491 m2 |

Steve Jacobs 0411 045 329
Sales Representative | steve.jacobs@ljhces.com.au

LJ Hooker Craigmore | Elizabeth | Salisbury (08) 8255 9555
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6 Stormore Street, Davoren Park

DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only.
Produced by **Property Portraits**

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| Interior | 90m ² | 200m² TOTAL |
| Carport | 40m ² | |
| Verandah | 48m ² | |
| Shed | 22m ² | |