



## Davoren Park, 8 Worden Street

Affordable living starts here !!

Nestled upon an expansive 740 square meters of land with no easements, this three-bedroom residence presents an excellent opportunity for both the first-time homebuyers and astute investors.

Bedtimes are comfy in any of the three generously-sized bedrooms. The first and third bedrooms even come with built-in robes and the master bedroom goes the extra mile with a sliding door that opens up to a peaceful backyard entertainment spot. The bathroom is cleverly located, making it super convenient for all the bedrooms.

With features aplenty, this home offers :

- A spacious formal lounge /dining room
- The neat and tidy kitchen has plenty of cupboard space and overlooks the



**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.



### For Sale

\$360,000 - \$390,000

### View

[ljhooker.com.au/64U9FDC](http://ljhooker.com.au/64U9FDC)

### Contact

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meals area

- The bathroom is functional and conveniently close to all bedrooms
- Climate control is taken care of with the property having both heating and cooling
- The solar system will assist in alleviating those quarterly power bills

Parking is a breeze with the U-shaped driveway out front, and there are not one but two back verandahs for all you social butterflies. Plus, there's a single garage and a double garage/workshop combo for those who like to tinker around the house

There is also a caravan that comes with the property (ideal for the growing family.)

Location couldn't be better! This residence is ideally situated within walking distance to essential amenities such as doctors' offices, a supermarket, and a petrol station, making daily errands a breeze. The nearby Eyre Shopping village provides an array of shopping and dining options for your convenience.

For the sports enthusiasts, local sporting clubs are just a stone's throw away, allowing you to embrace an active lifestyle. The incredible John McVeity Centre, known for hosting a multitude of community events, offers boundless entertainment opportunities for families, bringing the community together in unforgettable ways.

Families with school-aged children will appreciate the proximity to John Hartley School, ensuring a smooth and easy commute for young learners.

Call Gareth today for more information!

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 About this Property

**Property ID** 64U9FDC

**Property Type** House

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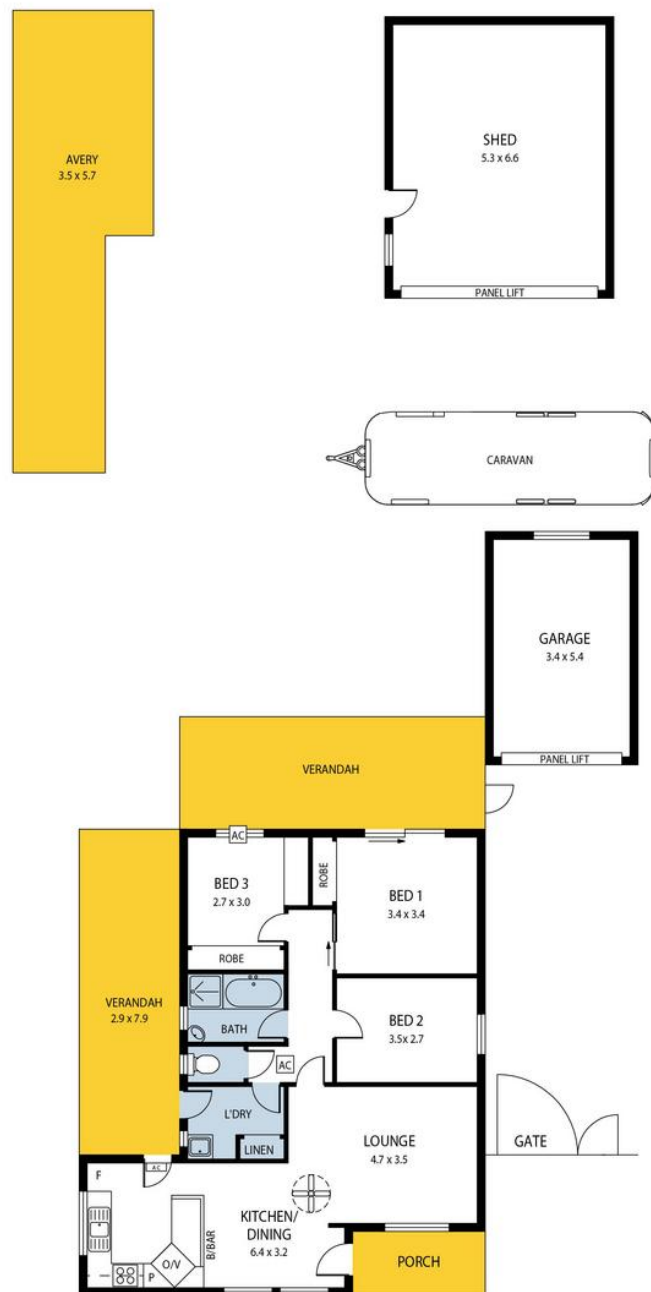
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## 8 Worden Street, Davoren Park

DISCLAIMER: Floorplan and area calculation are approximate and for illustration purposes only.

Produced by **Property Portraits**

Interior	83m <sup>2</sup>
Exterior	80m <sup>2</sup>
Garage	19m <sup>2</sup>
Shed	35m <sup>2</sup>
<b>TOTAL</b>	<b>217m<sup>2</sup></b>