



## Davoren Park, 9 Somerset Lane

### Live Large: Stylish Four-Bedroom Home for the Growing Family

Andrew Rose of LJ Hooker is excited to present this outstanding four-bedroom luxury home, built in 2008 and set on a generous 491sqm (approx.) block. With a perfect blend of style and functionality, this home is sure to impress from the moment you arrive. The striking facade and established, low-maintenance front gardens create a welcoming street presence, while security fencing and ample parking with a double driveway and garage under the main roof add practicality.

Upon entering, you are greeted by a grand hallway that sets the tone for the home's quality craftsmanship. Sleek tiled flooring flows through the main living areas, while plush carpeting offers comfort in the bedrooms.

The heart of the home is the expansive open-plan kitchen and dining area, designed with both style and function in mind. The kitchen features high-quality appliances, including a



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**Contact**  
**Andrew Rose**  
0421 988 597  
[andrew.rose@ljhces.com.au](mailto:andrew.rose@ljhces.com.au)

**Bradley Clarke**  
0422 070 240  
[brad.clarke@ljhces.com.au](mailto:brad.clarke@ljhces.com.au)



**LJ Hooker Craigmore | Elizabeth |  
Salisbury  
(08) 8255 9555**

**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.

gas cooktop, two-drawer dishwasher, and stainless steel oven. An oversized bench/breakfast bar offers plenty of space for meal preparation, while the abundant cabinetry and large pantry ensure ample storage. The home also offers two separate living areas, providing plenty of space for family living and versatility for all needs.

Step outside to discover an entertainer's paradise. The alfresco area seamlessly connects to the main living space, offering the perfect spot to relax and unwind while enjoying views of the low-maintenance rear garden. It's the ideal space for summer evenings, where you can watch children play in complete privacy.

Features we love:

- Four spacious bedrooms, two with built-in robes
- Well-appointed bathroom with plenty of storage
- Chef-inspired kitchen with quality appliances and large pantry
- Two separate living areas
- Double garage with internal access
- Undercover alfresco area with garden views
- Instant gas hot water system
- 5.6kw solar system
- Security fencing
- Ample off-street parking

- Specifications:

- CT / 5909/619
- Council / Playford
- Built / 2009
- Land / 491m2 (approx.)
- Easements / Subject to Service Easements over the land marked E(T/F) for electricity supply Purposes to distribution lesser corporation (subject to lease 8890000) (223LG RPA)
- Estimated rental assessment / \$560-\$580 per week

Please Note: This home is currently tenanted at \$560 per week until October 2025

This home is ideally located near a wide range of amenities. Enjoy recreational walks on nearby trails or visit local parks and playgrounds. Shopping is effortless, with Munno Para Shopping Centre, Elizabeth Shopping Centre, and Playford Alive Shopping Centre just moments away, offering everything from groceries to gyms, cafes, medical centres, and more. The area also features a selection of well-established public and private schools, including Mark Oliphant School, Andrews Farm Community Pre-School, and Adelaide North Special School.

Public transport is easily accessible, with bus stops just a short walk away and Broadmeadows train station nearby, connecting you to the CBD in approximately 35 minutes.

9 Somerset Lane, Davoren Park, offers a lifestyle of luxury and convenience. Don't miss out on this exceptional opportunity-call us today! This is the home you've been searching for.



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**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

<b>Property ID</b>	66S1FDC
<b>Property Type</b>	House
<b>Land Area</b>	491 m2

**Andrew Rose 0421 988 597**

Senior Sales Representative | [andrew.rose@ljhces.com.au](mailto:andrew.rose@ljhces.com.au)

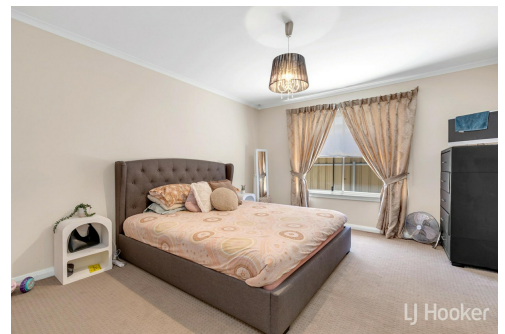
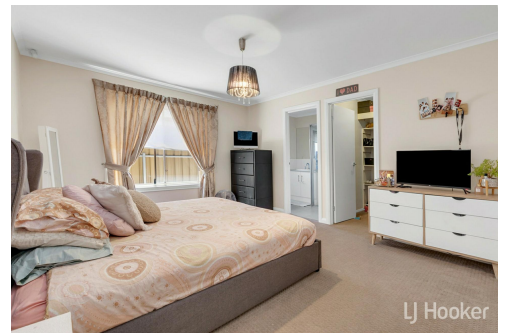
**Bradley Clarke 0422 070 240**

Sales Representative | [brad.clarke@ljhces.com.au](mailto:brad.clarke@ljhces.com.au)

**LJ Hooker Craigmore | Elizabeth | Salisbury (08) 8255 9555**

Shop 17, Craigmore Village, Yorktown Road, CRAIGMORE SA 5114

[craigmoreelizabeth.ljhooker.com.au](http://craigmoreelizabeth.ljhooker.com.au) | [Office@ljhces.com.au](mailto:Office@ljhces.com.au)



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## 9 Somerset Lane, Davoren Park

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

Interior	177m <sup>2</sup>	<b>233m<sup>2</sup></b> <b>TOTAL</b>
Exterior	15m <sup>2</sup>	
Shed	10m <sup>2</sup>	
Garage	31m <sup>2</sup>	