



95 Whittington Road, Davoren Park




Affordable Investment or First Home Opportunity

Positioned in a convenient and sought-after location, this three-bedroom semi-detached home offers a fantastic opportunity for first home buyers, investors, or renovators seeking a property with great potential. Situated on an allotment of approximately 432m² with an approximate 12.7m frontage, this property provides scope to add further value in the future.

The home boasts a thoughtful layout, including a separate lounge positioned at the front of the property, polished timber floorboards throughout, and a newly installed contemporary kitchen equipped with a gas cooktop —ready for immediate use. The bathroom has been previously updated, and year-round comfort is ensured with a reverse cycle split-system air conditioning unit in the lounge area.

Ideally located close to a range of everyday amenities including schools, public transport, shopping centres, and recreational facilities, this property represents an excellent entry point into the market.

Currently tenanted on a periodic lease at \$350 per week, there is potential for rental income to be increased to an estimated \$420 per week, based on current market conditions.

3  1  0 

FOR SALE
\$420,000 - \$440,000

AGENTS

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AGENCY

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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**

Whether you're looking to invest or occupy, this home offers value, location, and opportunity in one attractive package.

Property Features:

- Three generously sized bedrooms filled with natural light
- Spacious front lounge room with reverse cycle split-system air conditioning
- Recently installed modern kitchen featuring a gas stove
- Updated bathroom with practical finishes
- " Polished timber floorboards throughout
- " Land size approximately 432m² with a 12.7m frontage (approx.)

Currently tenanted on a periodic lease, offering immediate rental income

For further information or to arrange a viewing, please contact us today. This is an excellent chance to secure an affordable home with potential in a thriving area.

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 | 67UVFDC |
| Property Type | House |
| Including | Floorboards |

Corey Voss 0412 262 180

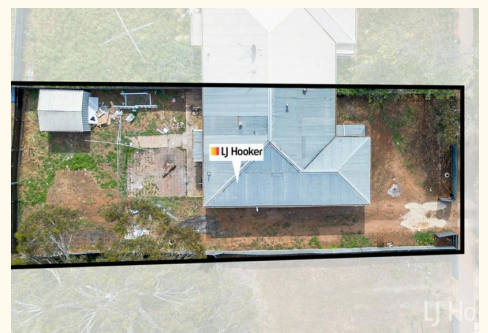
Licensee & Senior Sales Representative | corey.voss@ljhces.com.au

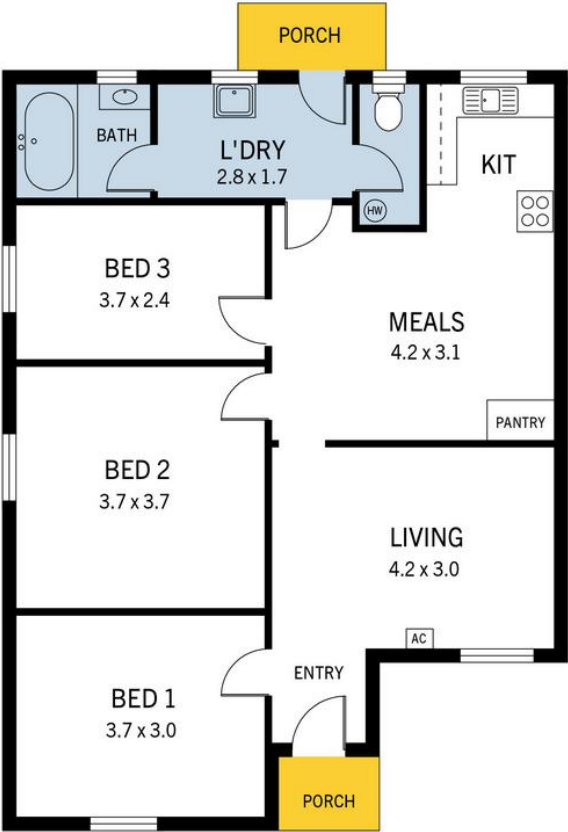
James Frencken 0476 871 921

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

| | | | |
|----------|------------------|--|---------------------------------|
| Interior | 78m ² | | 91m² TOTAL |
| Exterior | 4m ² | | |
| Shed | 9m ² | | |

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