

**85 Whittington Road, Davoren Park, SA, 5113**

ALL ADELAIDE

**House For Sale**

Saturday, 23 November 2024

85 Whittington Road, Davoren Park, SA, 5113

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Deep Solanki  
0426697852

## Original Red Brick Home on Large 810m<sup>2</sup> Block

Perfectly positioned in a fabulous location where, nestled amongst a mixture of brand-new and traditional residences, this original home has been upgraded to contemporary standards and offers a rare and exciting opportunity for both younger buyers and investors.

First time buyers and younger families wishing to live on larger blocks will certainly enjoy the traditional allotment, providing a great space for you to raise your family now, with the enhanced security of potential mortgage relief available from the future use and subdivision possibilities, (subject to current planning and council consents).

Investors with a keen eye for a bargain will also note that urban evolution is nearby, with modern houses being constructed all throughout the local neighbourhood.

The home features 3 spacious bedrooms across a traditional 5 main room design all with ducted reverse cycle air-conditioning. Sleek floating floors and fresh neutral tones flow throughout the living spaces where a split system air-conditioner will provide year-round comfort.

A generous L shaped living/dining room offers ample space for your daily relaxation while an adjacent galley style kitchen offers sleek white cabinetry, stone look bench tops, stainless steel appliances including a dishwasher, floor to ceiling tiles, double sink and ample pantry space.

All 3 bedrooms feature fresh hard wearing carpets. Bedrooms one and 2 both offer built-in robes.

A bright main bathroom with separate bath and shower, separate toilet and 2-way walk-through laundry complete the interior. Step outdoors and relax alfresco style under a wide rear verandah as you sit back and ponder the extensive outdoor living potential of the generous allotment.

A double galvanised iron garage will provide sheltered accommodation for the family cars and some extra workshop space for the tradie or handyman, while 2 rainwater tanks and a 20 panel solar system provide valuable utilities.

Briefly:

- \* Original red brick home on large 810m<sup>2</sup> allotment
- \* Comfortable contemporary upgrades to the interior
- \* Home of 3 spacious bedrooms across a 5 main room design
- \* Large L shaped living/dining room with crisp floating floors and fresh neutral tones
- \* Split system air-conditioning to the living room and ducted to others
- \* Bright galley style kitchen offers sleek white cabinetry, stone look bench tops, stainless steel appliances, floor to ceiling tiles, double sink and ample pantry space
- \* Bright main bathroom with separate bath and shower
- \* Separate toilet
- \* 2 way walk-through laundry with exterior access
- \* Wide rear verandah for alfresco entertaining
- \* Large rear yard with ample room for future outdoor improvements
- \* Double galvanised iron garage/workshop
- \* 2 large rainwater tanks
- \* 20 solar panels for reduced energy bills
- \* High secure lock-up fencing to the street
- \* Great opportunity for both homebuyers and investors

Ideally located with Webster Reserve only a block away, Kalara Reserve, Stebonheath Park, East Parkway Reserve & North Lakes Golf Course all in the local area.

Zoned to quality primary education at John Hartley School B-7 and high school zoning at Mark Oliphant College. Quality private schools in the area include St Columbia College, Garden College, Trinity College & Hope Christian College.

The Eyre Shopping Centre will cater for your everyday requirements with Playford Alive and Munno Para Shopping Centres both in the local area. Public transport to the city can be found close by with Whittington Road being on the bus route that connects with the Gawler train line at Smithfield station.

Zoning information is obtained from [www.education.sa.gov.au](http://www.education.sa.gov.au) Purchasers are responsible for ensuring by independent verification its accuracy, currency or completeness.