

**10 Kanangra Road, Dernancourt, SA 5075**

**Sold House**

Monday, 4 March 2024

10 Kanangra Road, Dernancourt, SA 5075

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 605 m2**

**Type: House**



Aaron Hart

0417320049

**\$762,500**

Best offers by 5pm Monday 18th March (Unless sold prior)Introducing a charming 4-bedroom, 2-bathroom residence that effortlessly blends modern elegance with classic architectural elements. This delightful home is situated on a generous 605m<sup>2</sup> block, offering both space and style for the discerning homeowner.As you step inside, you'll be greeted by the open-plan living area, bathed in natural light from large windows that showcase the pitched ceiling, creating an airy and inviting atmosphere. The interior boasts a unique touch with exposed brickwork, adding warmth and character to the living spaces.The kitchen is a chef's delight, featuring contemporary appliances, ample storage, and a seamless connection to the dining area, making it an ideal space for entertaining friends and family. The open design creates a sense of unity, perfect for fostering connections and shared moments.The property is cleverly designed with a split-level layout, providing a dynamic and visually appealing aspect to the home. This layout not only enhances the overall aesthetic but also allows for distinct zones, providing privacy and functionality for different areas of daily life.The master bedroom is a true retreat, featuring an ensuite for added convenience and luxury. The remaining three bedrooms are generously sized, offering flexibility for various lifestyle needs – whether it be a home office, guest room, or a growing family.Adding to the allure of this residence is a garage with a cellar, providing a space for wine enthusiasts or an extra storage area. This thoughtful inclusion highlights the attention to detail and commitment to maximizing both form and function in this well-designed home.Step outside and discover the expansive backyard, offering endless possibilities for outdoor activities and potential landscaping projects. The combination of indoor comfort and outdoor potential makes this property a true haven for those who appreciate the balance of modern living and natural surroundings.Specifications:CT / 5356/179Council / Tea Tree GullyZoning / GNBuilt / 1975Land / 605m<sup>2</sup>Frontage / 18.59mEstimated rental assessment / \$630 - \$700 per week / Written rental assessment can be provided upon requestNearby Schools / Dernancourt School, Charles Campbell College, Paradise P.S, Wandana P.S, Avenues CollegeDisclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 330069