

**11 Daniel Court, Nairne, SA 5252**

**HARRIS**

**House For Sale**

Wednesday, 29 May 2024

11 Daniel Court, Nairne, SA 5252

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 810 m2**

**Type: House**



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**\$625k-\$675k**

Best offers by Tuesday the 11th June at 11am unless sold prior. Nestled on the high side of a quiet cul-de-sac in Nairne's Oakford Estate, 11 Daniel Court sets the standard for zero-fuss, totally harmonious living. Perched proudly and privately on the rise, a classic brick façade fronts a full-scale family floorplan, northern orientation to rear guaranteeing abundant natural light and seamless flow across indoors and out. Three generous bedrooms – all complete with built-in robes - offer plenty of scope for custom configuration, while a family bathroom combines corner shower, bathtub, ultra-wide vanity, and separate WC to host every rush hour and evening ritual with ease. Layering stainless steel appliances, tiled splash back, and full-length pantry to create a worthy workspace for passionate home cooks and professional chefs alike, the kitchen instantly establishes itself as your home epicentre, open plan positioning overlooking the expansive lounge and dining area ensuring easy entertaining or playtime supervision. Sliding doors connect to a tiered rear yard that absorbs every northern sunray and showcases the full scale of the 810m<sup>2</sup> allotment simultaneously. From vine-canopied alfresco area ready for lazy weekend brunch outdoors, to lawns set for cartwheel practice and backyard cricket tournaments, to secondary paved drive with gate access set for streamlined storage of boats, caravans, or weekend vehicles, all wrapped with lush established garden beds, it's an ideal slice of the hills that does it all with ease. Perfectly positioned to enjoy the best of both classic hills living and modern amenities, Byethorne Park is a natural extension of your front yard, while it's only a 2-minute drive to Nairne for community camaraderie and a plethora of local businesses, sporting clubs, ovals, eateries, cafes and cellar doors, while Lot 100 is your favourite new neighbour for off-duty time spent discovering new favourites at the cellar door. Numerous educational options nearby, including Nairne Primary and Oakbank School, plus numerous private schooling options, while it's only 10 minutes to the South Eastern Freeway and 40 minutes to the Adelaide CBD. Settle in and soak it up. You'll never look back. More to Love: • 5.3kw Solar panel system • Secure single carport and additional off-street parking • Secondary drive with side gate access to rear yard • Reverse cycle air conditioning, plus split system to lounge • Separate laundry with exterior access • Garden shed • Downlighting • Easy-care tiles and plush carpets Specifications: CT / 5558/21 Council / Mount Barker Zoning / NBuilt / 2002 Land / 810m<sup>2</sup> (approx.) Council Rates / \$2,474.15pa Emergency Services Levy / \$85.50pa SA Water / \$74.20pp Estimated rental assessment: \$620 - \$680 p/w (Written rental assessment can be provided upon request) Nearby Schools / Nairne P.S, Mount Barker P.S, Mount Barker South P.S, Woodside P.S, Mount Barker H.S, Oakbank School, Eastern Fleurieu Strathalbyn 7-12 Campus, Eastern Fleurieu R-12 School Disclaimer: 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 | 226409