

11 Heathfield Avenue, Dernancourt, SA 5075



House For Sale

Wednesday, 17 April 2024

11 Heathfield Avenue, Dernancourt, SA 5075

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 560 m2

Type: House



Marco Lai

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Sumit Khatri

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Auction Sat 4th May 10am (USP)

Auction Sat 4th May 10am (USP) #Seize the chance to explore a distinctive home nestled in the serene cul-de-sac of Dernancourt, surrounded by lush greenery. This elegant property stands out with its French-styled windows and the warm glow of Merbau hardwood floors, offering three generously sized bedrooms, two well-appointed bathrooms, and room for two vehicles. Its prime location is both peaceful and convenient, merely 1.9km from Paradise Interchange, and a quick 12km trip brings you to the heart of Adelaide City. The added bonus of direct access to the River Torrens Linear Park Trail invites serene walks or bike rides along a 35km path that weaves through the city to the coast. Crafted for quality living, this home delights with an exceptional pergola area for year-round enjoyment, boasting café blinds and a ceiling fan, seamlessly connecting to the inside space for that perfect indoor-outdoor experience. The central kitchen caters to any culinary enthusiast with high-end appliances, ample storage, and thoughtful touches like a breakfast bar and servery window to the pergola. Beyond its stunning presentation, the home features practical perks like a 5kW solar array, a meticulously kept garden with flourishing fruit trees, and comprehensive climate control, ensuring comfort while minimizing utility costs. This residence goes beyond merely meeting needs; it's crafted to enchant and inspire for generations.

Property Highlights:- Well situated in a quiet cul-de-sac, a short drive from amenities.- North-facing master bedroom with carpeting, walk-in robe, and ensuite.- Generous-sized 2nd & 3rd bedrooms, one with plush carpet and another with a built-in robe.- Through kitchen with walk-in pantry, Miele induction cooktop, Electrolux dual oven, overlooking the backyard & outdoor entertaining area.- Living and dining areas with LED downlights, cozy carpeting, and tinted French-style windows.- Family area with Merbau hardwood floors and a combustion heater.- Pitched pergola with pull-down café blinds and polished decking for all-year entertainment.- Established garden with fruit trees and a well-maintained lawn.- Direct rear gate access to the Linear Park Walking Trail.- Ducted evaporative cooling and a combustion heater for seasonal comfort.- 5kW solar electrical system and an electric hot water system for energy efficiency.- Drive-through access to a rear powered shed/workshop for ample storage.- Solid brick construction with a tiled roof and privacy hedge.- A short walk to Kildare College

Do not let this exceptional opportunity slip away! We encourage you to register your interest promptly to secure your chance to own this remarkable home. Contact Marco Lai 0433 733 368 or Sumit Khatri 0433 577 970 for any further information. 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 inquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at the Ray White Adelaide City office (2/127 Hutt Street, Adelaide) for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.