

**12 Cheringar Boulevard, Dernancourt, SA 5075**



**House For Sale**

Monday, 17 June 2024

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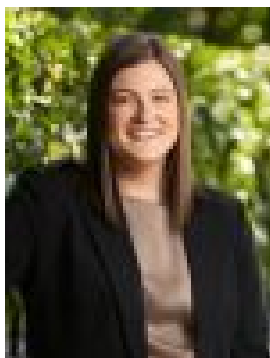
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 870 m2**

**Type: House**



Vanessa Bianco  
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## Auction On-site Saturday 6th July 10:00AM

Nestled in a serene neighbourhood, this four-bedroom, two-bathroom abode boasts a quiet retreat with a luxurious twist: a sparkling in-ground swimming pool, beckoning for endless summer days. Step inside and be greeted by the warm embrace of raked straw ceilings, accentuated by exposed beams that infuse the space with rustic charm. Queensland box wooden floating floors and brick interior walls exude character, while the Alby Turner kitchen, adorned with an island breakfast bar and modern Fisher and Paykel appliances, stands ready to inspire culinary delights. The journey continues as you step through the inviting front porch into the air-conditioned lounge room, where a crackling fireplace sets the scene for cozy gatherings. Adjacent, a spacious meals area seamlessly connects to a large undercover pergola, offering an ideal setting for alfresco entertaining amidst landscaped and paved gardens. Venture further to discover the highlight of this already beautiful property: a picturesque in-ground swimming pool, promising endless hours of leisure and relaxation. Retreat to the master bedroom, thoughtfully positioned for tranquillity, complete with an ensuite and built-in robes. Three additional bedrooms offer ample accommodation, one with built-in robes for added convenience. Modern upgraded bathrooms feature frameless showers and ample vanity storage, while a detached toilet and conveniently located laundry room enhance practicality. Parking is a breeze with a double carport, driveway parking, and a garage/workshop, all accommodating up to five vehicles, complemented by the added convenience of a 22kW Electric Vehicle charging station and solar panel installation, ensuring reduced electric energy costs. Situated mere moments from Dernancourt Village Shopping Centre, Community Gardens, and scenic reserves, including the leafy Balmoral Reserve and Hope Valley Reservoir, this residence epitomizes a harmonious blend of comfort, convenience, and sophistication—a rare find indeed.

**Property Features:**

- Four-bedroom and two-bathroom home built in 1973
- The master bedroom has a built-in robe and private ensuite
- The third bedroom has a built-in robe, and the second bedroom can function as a study
- Spacious lounge room with Ultimate closed combustion fireplace
- Combined kitchen and meals area with desk and built-in shelving
- The Alby Turner kitchen upgraded in 2004 offers Fisher and Paykel appliances, a breakfast bar, walk-in pantry, dishwasher, and built-in oven and radiant heat electric stove top, with ample timber style cabinets
- Upgraded main bathroom has floor-to-ceiling tiles, shower with Stegbar clear glass screens coloured glass walls, vanity storage, ceiling heat lamps, and heated towel rails, with a separate toilet with laundry and bathroom access
- Upgraded laundry room with bench and storage space
- Mud room with storage space leads outdoors
- Abundant linen cupboards throughout for easy storage
- Split system air conditioners in the master, third, and fourth bedrooms, and lounge room
- Ceiling fans in the third, and fourth bedrooms, lounge room, and meals
- Tile floors in the entry, halls, and wet rooms and carpet flooring in the bedrooms
- Queensland box wooden floating floors in the living spaces
- High raked Solomit straw ceilings with exposed stained rafters
- Instant gas hot water system with a remote digital temperature controller
- Dual carport, driveway parking, and garage with Tesla destination charging station, storage, workshop space, and enclosed parking for one vehicle
- Multiple verandahs and pergola entertaining spaces
- Large 50,000 litre salt water FreeForm fibre glass swimming pool with Walco Solar Blanket and Winter Cover to save cleaning and contain heat
- 1.98kW Solar panel system with 11-180W Sharp brand panels feeding a Fronius inverter
- Low maintenance garden with automatic watering system
- Home is designed for shelter in winter and comfort in summer
- Double brick external walls - a distinctive Littlehampton red brick
- O-Bahn Paradise Bus interchange approximately 2km away
- Dernancourt Primary School is less than two minutes away

**Schools:** The nearby unzoned primary schools are Dernancourt School, Charles Campbell College, Paradise Primary School, Wandana Primary School, and Avenues College. The nearby zoned secondary school is Avenues College. With Kildare College also nearby. Information about school zones is obtained from [education.sa.gov.au](http://education.sa.gov.au). The buyer should verify its accuracy in an independent manner.

**Auction Pricing -** In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

**Vendors Statement:** The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

**Norwood RLA 278530 Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

**Property Details:** Council | Tea Tree Gully Zone | GN - General Neighbourhood \\ Land | 870sqm (Approx.) House | 366sqm (Approx.) Built | 1973 Council Rates | \$2,379.53pa Water | \$TBC pqESL | \$361.65pa