

**17 Yaralinda Street, Dernancourt, SA 5075**



**Sold House**

Saturday, 30 September 2023

17 Yaralinda Street, Dernancourt, SA 5075

**Bedrooms: 4**

**Bathrooms: 2**

**Area: 621 m2**

**Type: House**



Donna Staines  
0456844103

**\$800,000**

Auction Location: On-site AUCTION: Saturday 21st of October 2023 at 1:30pm, On-site With size inside and out, this is the perfect home for the family to step into and make their own. Ample opportunity to utilize a flexible floor plan, having multiple living areas indoors and a large outdoor entertainment zone that looks onto the picture-perfect play area for the family. Directly adjacent to a fantastic reserve with creek walking trails and plenty more room for the family to enjoy. For the astute investors, a great rental opportunity in a low maintenance property that provides scope for future subdivision subject to planning SA consent. Features to love: \* Master bedroom with walk in robe and renovated ensuite that has floor-to-ceiling tiles. \* Bedrooms three and four with ceiling fans and centralised bathroom. \* Galley style kitchen with gas stove that provides plenty of bench space and storage space for all cooking essentials. \* Ducted air-conditioning and space heater for all year comfort. \* Large pitched verandah with double access from inside, enjoy immersing indoor and outdoor spaces together for family gatherings. \* Well established lawns and low maintenance trees for easy care that the kids and pets will love. \* Riverview Drive Reserve directly across the road to enjoy and no neighbours to look at! The ideal setup to walk in and make the most of but also with the chance to truly make your own with upgrades as you see fit! Enquire today! Currently tenanted until 24th of June 2024 at \$2300 per month CT | 5129/816 Frontage | 20.68 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 either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 208516