

19 Parkinson Avenue, Dernancourt, SA 5075



Sold House

Thursday, 18 January 2024

19 Parkinson Avenue, Dernancourt, SA 5075

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 636 m2

Type: House



Theo Mylonas
0402884877



Nick Ploubidis
0423840514

\$760,000

Auction Location: on site Exceptional opportunity to acquire a solid brick 3-bedroom home situated on a generous 636sqm (approx) allotment. Backing onto the grounds of Dernancourt Primary and directly across from a lush green walking track, the serenity of this location is a true draw card. The renovated kitchen, timber floors and bucket loads of natural light filling each room make this a very easy place to call home or a wise addition to the investment portfolio. Builders and developers will have a field day with this one. Explore subdivision possibility or build the family home (subject to council consent). This opportunity ticks all the boxes for a range of buyers. Key features of the property include: * 18.29m frontage (approx) * Split system A/C unit * Ceiling fans in all bedrooms * Rear pergola and covered entertaining area * Polished floorboards * Recently updated kitchen * Separate meals area * Off-street parking for multiple cars * Proximity to schools, parks, shopping centers, and convenient access to local bus routes Act now to secure a residence that suits your immediate requirements and future aspirations. AUCTION: Thursday 25th January at 6pm, on site (USP) - CONTRACTED AT AUCTION CT: Volume 5320 Folio 658 Council: City of Tea Tree Gully Council Rates: \$1,676.34 per annum (approx) Water Rates: \$155.56 per quarter (approx) Land Size: 636 square metres (approx) Frontage: 18.29m (approx) Year Built: 1973 (approx) To Pre-register for Auction or to make an offer if applicable <https://prop.ps/l/BTL1oWb6Hf8X> (Please copy and paste the link into your browser) LJ Hooker Kensington | Unley provide a service called Auction Pay which allows you to pay your deposit online, on the spot at Auction, rather than having the hassle of arranging payment by cheque. Please contact Nick Ploubidis & Theo Mylonas to find out more about this service. The Vendor's Statement (Form 1) will be available for perusal by members of the public: -(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.