

# 20 Tristania Terrace, Dernancourt, SA 5075

## House For Sale

Friday, 17 May 2024



20 Tristania Terrace, Dernancourt, SA 5075

Bedrooms: 4

Bathrooms: 1

Parkings: 3

Area: 687 m2

Type: House



Christine Holowiecki



Deonne van den Berg  
0407676267

**Auction: 01/06/2024 @ 10:30am (USP)**

Christine Holowiecki and Harsh Bawa from Keeping It Realty are proud to present this enticing opportunity for those with a discerning eye for renovation and redevelopment (STCC). Nestled on a spacious \*698.469sqm allotment with an impressive \*18.29m frontage, this property epitomizes classic charm infused with contemporary touches. Upon entry, discover a flexible and practical layout enhanced with recent upgrades, including fresh paint and LED downlights throughout. To the right lies the sanctuary of the master bedroom, offering plush carpeting, a ceiling fan, and the added security of a roller shutter, ensuring optimal insulation and peace of mind. Stepping left into the spacious open plan living and dining area. Unveil the heart of the home in its original yet spacious kitchen, equipped with modern amenities and the potential for future enhancements such as converting the existing laundry into a butler's pantry, seamlessly blending functionality with charm. Continuing down the hallway reveals additional bedrooms, each offering unique retreats, from cozy carpeting to ample storage solutions. The main bathroom, offering the new owner the potential to personalise and upgrade, is positioned between bedrooms, offers a bath, shower, and vanity, accompanied by a separate toilet for added convenience. Enjoy year round comfort with the ducted reverse cycle heating and cooling throughout. Entertaining is effortless with a second living area flowing into an undercover paved alfresco space within a sizable backyard, complete with an outdoor toilet, wine cellar, and powered shed. Whether envisioning renovation, extension (subject to council approval), or embracing its original character, this property offers boundless possibilities. Embrace the tranquil lifestyle of Dernancourt, with scenic walking trails along the River Torrens and Hope Valley Reservoir nearby, while still enjoying easy access to urban amenities via the O'Bahn Paradise Interchange. From its striking facade to lush gardens adorned with fruit and olive trees, this home exudes charm at every turn. Additional features like hardwood floors, a water filtration system, high-speed NBN, and practical elements such as a single-car lock-up garage and driveway parking for up to 2 cars, make this property a haven of modern convenience. Educational options, shopping amenities, and recreational facilities further enhance the appeal of this exceptional residence. Make sure you don't miss out on the open inspection for this home—it's your chance to witness the potential it holds! \*approximately For further information about this listing, please contact: Christine Holowiecki on 0422 399 943 or Harsh Bawa on 0407 676 267. Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. The vendor's statement (Form 1) will be available for perusal by members of the public-(A) 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. \*If a land size is quoted it is an approximation only. You must make your own inquiries as to this figures accuracy. Keeping It Realty does not guarantee the accuracy of these measurements. All development inquiries and site requirements should be directed to the local govt. authority. \*Purchasers should conduct their own due diligence and any information and floorplan measurements provided here is a guide and should not be relied upon. Note: when making a property enquiry please ensure that you provide a daytime phone number so that we can respond to you promptly. Follow Keeping It Realty on Facebook (@keepingitrealtyadelaide) and be the first to know about property updates and off-market listings. Have access to other great market and agency content as well as updates on recent sales. Whilst we try to ensure accuracy of the information provided, no liability for any error or omission in this advertisement is accepted by the agent or the vendor. It is not intended that prospective purchasers would rely exclusively on this advertisement or any other information provided by 3rd parties to confirm the details of the property or land listed. Confirmation of property or land details should be sourced via direct enquiry to the agent or through review of the completed Form 1 Vendor Statement which contains the Certificate of Title and local government details. RLA # 268816