

3 Almond Avenue, Dernancourt, SA 5075

HARRIS

Sold House

Tuesday, 15 August 2023

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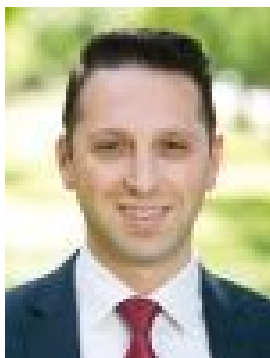
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 707 m2

Type: House



Paul Alvino

0434857611

\$876,000

Best Offers By 12pm Tuesday 25th July Situated on approximately 707sqm allotment with an approximate 20.19m frontage in this superb North Eastern suburb, you'll be well placed to take advantage of all life has to offer, with all modern day conveniences just moment away. Smack bang in the pulsing heart of the cultural complex of Dernancourt, enjoy access to every local amenity on offer at nearby Dernancourt Village, Newton Shopping Centre and Tea Tree Plaza, not to mention great schooling in every direction. The CBD is just 15-minutes away by car and bus via the Paradise interchange or take the active approach and pedal the short journey to the CBD via Linear Park to forego morning traffic and start your day with a view. The home itself provides ample space for the growing family. With 3 great bedrooms, central kitchen/ meals hub, adjoining lounge room, large rear pergola/ entertaining area and expansive rear yard, just waiting for the next family to create their ideal space and make it their own. A drive-through carport leads to a wonderful large rumpus/ studio room or 4th bedroom with serviceable second bathroom with laundry facilities – Such a perfect space for the extended family or some additional rental income. Features we love:- Large allotment of approximately 707sqm, with great street frontage- Great street appeal with Linear Park less than 100m away at the end of the street- Polished timber floors throughout, with Jarrah in the main lounge room- Central kitchen/ meals hub with French doors leading outside- Updated kitchen with dishwasher and gas cooktop- 3 great bedrooms, all with built-in robes- Additional home office or study with built-in cabinetry- Large tiled outdoor entertaining area with outdoor kitchen and café blinds- Spacious rear rumpus/ studio with personal bathroom and split system air-conditioning- Central main bathroom, with separate toilet- Drive-through carport parking for 2 cars- Large manicured rear yard with established fruit trees and garden shed as well as wonderful hills views- Auto shutters to front rooms- 4-door linen storage cupboard in hallway- 2.7m ceilings throughout- Crimsafe security door- Daikin ducted air-conditioning- 14 panel solar system- Local shopping just moments away via the Dernancourt Shopping Centre- Great schooling options in every direction, with Dernancourt Primary just 5 mins away- The O-ban Busway will provide access to the city and local public transport links accessible on Brookvale & Lyons Roads. If you are in the market for a home that will cater for your growing family then be sure to inspect this one. Specifications: CT / 5264/659 Council / Tea Tree Gully Zoning / GN Built / 1966 Land / 707m² Frontage / 20.19m Estimated rental assessment: \$550 - \$580 p/w (Written rental assessment can be provided upon request) Nearby Schools / Charles Campbell College, Dernancourt School, Paradise P.S, Athelstone School, Avenues College Disclaimer: 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 any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409