

4 Payton Avenue, Dernancourt, SA 5075



Sold House

Tuesday, 9 January 2024

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Bedrooms: 3

Bathrooms: 1

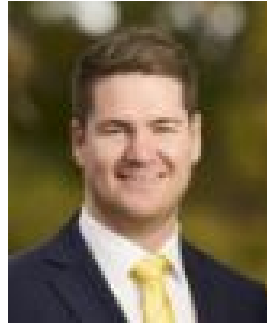
Parkings: 1

Area: 550 m2

Type: House



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\$760,500

Stop shopping around, this North-Eastern suburbs' best buy comes with a charming 3 bedroom Colonial red brick home on an approx 550sqm allotment in a widely appealing locale. From its highly desired North-facing aspect with sunny spaces to enjoy inside and out, single-level seekers, families and first-time buyers will be impressed by this property's accommodating floorplan, freshly painted interiors and elegantly multi-paned windows that add character and draw in natural light. The front verandah offers two different access points into the home. One door opens on to gleaming floorboards sweeping through a generous lounge with built-in bar (includes sink, timber cupboards & walk-in pantry/storage) and a central formal dining room. Step down from here into a tiled family room (which can be separately accessed through the second front door). These rooms all overlook the wide front lawn and enjoy the winter sun. The classic soft grey and white tones of the kitchen will appeal, with its abundant cabinetry, breakfast bar, stainless steel Blanco dishwasher, elevated oven and adjacent casual dining area where French doors open to reveal a tiled patio which seamlessly extends the space and brings the outside in. A lovely spot and perfect for alfresco entertaining or just relaxing while you watch the grass grow. The three bedrooms and bathroom are all situated on the Eastern wing of the home - the main features a front bay window and built-in robes. The laundry has rear access and also boasts an additional separate shower. Both the laundry and kitchen doors open out to a central pergola-covered back verandah which steps down to the broad lawn. Added features include:-

- Ducted evaporative air conditioning
- Braemar gas wall furnace in dining room
- Terrazzo flooring in bathroom & laundry
- Double driveway for 3 x off street parks
- Single garage with auto door & back access

Set in a beautiful suburb surrounded by neat homes and pretty gardens, this property is close to all amenities. Picturesque Balmoral Reserve is just down the road, the Dernancourt Shopping Centre just 600m away, and there is the choice of bus transport, or alternatively, duck over to the Paradise Interchange for the O'Bahn to take you into the City or out to the Tea Tree Plaza (in just a few minutes). Families will also appreciate the quality schools in the area - Dernancourt Primary, Avenues College, Modbury High, Kildare College or St Pauls College, to name just a few. Wonderfully-solid and ready to welcome the next lucky family! Auction: Thursday 25th January at 2:30pm on site CT: 5642/811 Council: Tea Tree Gully Council Rates: \$2,055.90pa (approx) Water Rates: \$173.98pq (approx) RLA 312012