

43 Payton Avenue, Dernancourt, SA 5075

HARRIS

House For Sale

Tuesday, 19 March 2024

43 Payton Avenue, Dernancourt, SA 5075

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 233 m2

Type: House



Jayden Finch
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Tom Hector
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\$740k-\$780k

A stylish suburban haven spilling with sleek sophistication, 43 Payton Avenue captures superb modern living with welcome, low maintenance vibes arm's reach to a raft of lifestyle conveniences. From city-bound public transport, vibrant local shopping hubs, and a stone's throw to the picturesque River Torrens inviting scenic weekend walks or rides... this is a bright and beautiful start to your home owning journey. With all the feature and finesse that comes with well-conceived modern layouts, enter to a long hallway giving rise to 2 ample-sized bedrooms, and where a pair of courtyards add impressive natural light not only to the centre of the home but the spacious master too. The private ensuite ensures heads of the household can enjoy morning rituals without interruption, while a gleaming main bathroom features separate shower and relaxing bath, as well as separate WC and powder for great guest convenience. Sparkling, spacious and inspiring your inner foodie, the chef's zone with its social island and breakfast bar is primed to deliver everything from casual eats and good conversation, to delicious dinners with friends and family. Together with this wonderfully airy entertaining zone also enjoying effortless alfresco flow to an impressive outdoor hub perfect for morning coffee routines or fun-filled, open-house get-togethers that drift late into balmy evenings – you'll find the ideal blend of cosy comfort with plenty of hosting potential here too. A seamless start for young couples, or just the place for growing families to plant their feet for the early years that sees local schools and lush reserves moments from your front door, Dernancourt down the road for all your shopping essentials, while a skip and a jump sees you to the deliciously Continental-leaning Newton Central or bustling Tea Tree Plaza both a tick over 5-minutes away in what is a highly convenient pocket of the north-east! Features you'll love:- Beautifully light-filled open-plan kitchen, dining and living combining to create one excellent entertaining hub- Sparkling modern chef's zone spilling with great bench top space, abundant crisp cabinetry and cupboards, and gleaming stainless appliances including dishwasher- Double glass sliders opening this whole hub up to the striking alfresco and courtyard for easy outdoor hosting- Generous master bedroom featuring plush carpets, BIRs and gleaming ensuite, along with private courtyard access adding wonderful natural light- 2 additional ample-sized bedrooms, both with plush carpets and BIRs- Stylish main bathroom featuring separate shower and bath, as well as separate WC and powder- Practical laundry with storage, ducted AC throughout for year-round comfort, and secure garage behind a sleek, designer frontage- Built by Rossdale Homes- Tenanted until early August 2024 Location highlights:- Around the corner from Dernancourt Primary, leafy parks and playgrounds, as well as local shops and cafés- Moments to the iconic River Torrens and Linear Park for rejuvenating weekend walks and rides- Only 6-minutes to Newton Central teeming with delicious cafés and specialty stores, and a quick 7-minutes to TTP more great shopping options, brand name outlets and all your entertainment needs Specifications: CT / 6197/78 Council / Tea Tree Gully Zoning / GN Built / 2018 Land / 233m² (approx) Frontage / 7.26m Council Rates / \$1739.60pa Emergency Services Levy / \$324.19pa SA Water / \$84.43pa Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Dernancourt School, Charles Campbell College, Paradise P.S, Modbury South P.S, Highbury P.S, 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