

45 Brookvale Road, Dernancourt, SA 5075

ALL ADELAIDE

House For Sale

Tuesday, 26 March 2024

45 Brookvale Road, Dernancourt, SA 5075

Bedrooms: 5

Bathrooms: 2

Parkings: 3

Area: 800 m2

Type: House



Deep Solanki
0426697852



Blake Bryant
0476957176

Auction On Site: 13th of April at 4:30pm

Being offered to the market for the 1st time, perfectly positioned on an elevated allotment with uninterrupted outlook over the O'bahn Busway Reserve and the River Torrens Linear Park, this commanding basket range fronted solid brick home offers up to 5 spacious bedrooms across a traditional design including detached granny flat. Homebuyers wishing to future proof their mortgage and provide for larger families will certainly find this entry-level opportunity an inviting proposition, while developers and investors will undoubtedly wish to explore the subdivision potential of the generous elevated allotment. The home is presented in original condition, boasting hints of 70s decor, fresh neutral tones, and quality window treatments. Relax every day in a spacious living/dining room where split system and ducted evaporative air-conditioning ensure your year-round comfort. Cook your culinary delights in a well presented 80s style kitchen with timber grain cabinetry, wide sink, freestanding electric stove, tiled splash backs and ample cupboard space. The main home features 4 spacious double-sized bedrooms, all with the original floor coverings, in need of upgrading. The 4th bedroom/games room provides for the larger family or offers an ideal 2nd living area. A bright main bathroom, separate toilet and walk-through laundry complete the interior while a handy detached granny flat with ensuite bathroom and built-in robe offers a great space for the growing teenagers or elderly relatives. A double carport provides sheltered accommodation for the family car, while a galvanised iron garage/workshop offers valuable outdoor storage. Briefly:*

- * Tuckpointed basket range fronted, solid brick home on generous 800m² allotment*
- * First-time offering to the modern market
- * Appealing elevated position overlooking the O'bahn Busway Reserve and the River Torrens Linear Park*
- * Bright L-shaped living/dining room with split system air-conditioner*
- * Original kitchen offering timber grain cabinetry, wide sink, freestanding electric stove, tiled splash backs and ample cupboard space*
- * 4 spacious bedrooms to the main home, all double bed capable*
- * Bright main bathroom with separate bath and shower*
- * Separate toilet and walk-through laundry*
- * Full width rear verandah overlooking large backyard*
- * Detached granny flat/bedroom 5/rumpus with built-in robe, ensuite and sink*
- * Double carport*
- * Single galvanised iron garage/workshop*
- * Ducted evaporative air-conditioning*
- * Canvas sunshade blinds to front and rear of house*
- * 6 solar panels*
- * Ideal opportunity for handymen, renovators and developers

Perfectly located amongst verdant local parks and reserves. Dernancourt Primary School is just around the corner, with other local schools at your disposal including Paradise Primary, Charles Campbell College, St Paul's College, Kildare College. The zoned secondary school is Avenues College. The O'bahn Busway will provide quick access to both the city and Tea Tree Plaza and there is a bus route at your doorstep on Brookvale Road. Newton and Gilles Plains Shopping Centres both offer quality shopping for your daily needs and Tea Tree Plaza provides a world-class retail and entertainment experience for your specialty & designer goods. 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. The vendor's statement (Form 1) will be made available at 193 North East Road Hampstead Gardens for 3 consecutive business days prior to the Auction as well as at the premises on the day 30 minutes prior to the Auction.