

47 Tristania Terrace, Dernancourt, SA 5075

CENTURY 21

Sold House

Thursday, 21 December 2023

47 Tristania Terrace, Dernancourt, SA 5075

Bedrooms: 3

Bathrooms: 1

Parkings: 6

Area: 605 m²

Type: House



John Leske

\$625,000

Bargain Christmas special. Least expensive home in Dernancourt. A rare opportunity indeed. A chance to purchase a 1960s home in generally good but original condition with the view to a possible subdivision in the future (STCC). The home is located on an elevated, slightly irregular shaped, easement free allotment measuring 605m² (approx) with a frontage of 18.24 metres (approx). The home has recently been repainted inside and also has new carpets making this easy to rent in the current market. The separate lounge has a gas heater plus a reverse cycle wall air conditioner. The all in one kitchen/dine is in original condition but has a relatively modern gas plate and electric oven. All 3 bedrooms are of reasonable proportions and there is a separate bathroom and laundry & w.c. The rear of the home has a full length verandah overlooking the private rear gardens. A special feature of the home is the parking options. The double length carport has valuable rear access to a huge double garage with power. A large tool shed also occupies a corner of the allotment. This could easily be converted to a rumpus room if required. The roller door is automatic. The home also has front security shutters for extra privacy. Located within close proximity to all that Dernancourt has to offer. Local cafes, supermarkets and specialty stores at Dernancourt Village while also being within a short drive from Gilles Plains Shopping Centre. You will be spoilt for choice with parks, reserves and walking trails that flow throughout the suburb such as Tristania Reserve, the River Torrens Linear Park Trail and Bike Path and the nearby Balmoral Reserve; the perfect spot for a weekend barbecue. Educational options are ample thanks to being located right across the road from Dernancourt School (R-6) and within a matter of minutes walking distance down Parsons Road to Kildare College (7-12) as well as being within close proximity to Avenues College (B-12.)

IMPORTANT NOTES FOR PROSPECTIVE BUYERS* Where measurements or land size are quoted, they are an approximation only and based upon land's title information or third party measurement. You must make your own enquiries as to the accuracy of any measurements quoted. Century 21 First Choice In Real Estate does not guarantee the accuracy of quoted measurements. All development enquiries and site requirements should be directed to the appropriate local government authority.* Purchasers should conduct their own due diligence on all aspects of this property. The Form 1 (vendor statement) will be available at Century 21, 1281 North East Road, Tea Tree Gully from 7th December or with/soon after the contract is offered should it be sold prior to auction