

61 Tristania Terrace, Dernancourt, SA 5075



Sold House

Saturday, 11 November 2023

61 Tristania Terrace, Dernancourt, SA 5075

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 610 m2

Type: House



Mohit Gupta
0421472034



James Casserly
0404306454

\$630,000

Presented by your local real estate agent Mohit Gupta of Ray White Modbury is this 1963 built, family home in the evergreen and ever popular suburb of Dernancourt. With some of the classic features still intact this is an advantageous proposition that is "move in" ready or ripe for some tasteful renovations to suit the liking of prospective purchasers. Welcome to 61 Tristania Terrace, Dernancourt! Situated on a generously sized corner allotment of approximately 610m² and with combined frontages totalling an approximate 60.10 meters astute purchasers will notice the multitude of internal and external possibilities moving forward. 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.) This is an opportunity to purchase into a hotly contested pocket of an amazing local community. Features of the home include:

- Wonderful street presence and neat front yard.
- Warm and inviting entrance way.
- Timber flooring throughout.
- Kitchen with electric cooktop and tiled splashback.
- Light filled dining room that flows effortlessly through to the living area.
- Living area with wall heater, ceiling fan and split system air conditioner. With windows on both the Northern and Eastern walls natural light is ample.
- Bedroom 1 with views out to the front garden.
- Bedroom 2 with ceiling fan and views out to the back garden.
- Bedroom 3 with views out to the back garden.
- Classic retro bathroom. Neat as a pin with bath, shower and vanity.
- Separate toilet adjacent.
- Laundry room with external access and linen cupboard.
- Outdoor courtyard and undercover area perfect for entertaining.
- Large yard with side gated access for vehicles off Parsons road.
- Tool shed.
- Single lock up carport with rear access.
- Secure gated access around all sides of the property.
- Gas hot water.
- NBN fibre to the curb connection availability.
- No easements, significant trees or encumbrances.
- North facing allotment.

With so many features and located within minutes to so many amazing local amenities an in person inspection is an absolute must! Please note that all questions can be directed to Mohit Gupta of Ray White Modbury on 0421472034. **DISCLAIMER:** We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA-322341