

8 Landseer Crescent, Dernancourt, SA 5075

HARRIS

Sold House

Wednesday, 3 April 2024

8 Landseer Crescent, Dernancourt, SA 5075

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1261 m2

Type: House



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A perfect offering for multiple types of buyers, from Developers to the buyer who wants to create their own substantial home with picturesque views of the foothills. This unique opportunity to secure an enormous slice of land of approx. 1,261sqm with a frontage of approx. 23.56m is positioned on an extremely valuable elevated allotment on the high side of Landseer Crescent. The potential to either renovate & extend the current 3 bedroom home (S.T.C.C.), demolish the current home to build your dream residence with room for a pool and maybe even a tennis court, if so desired (S.T.C.C.). Subdivide and develop multiple dwellings (S.T.C.C.) taking advantage of the stunning views over the Adelaide hills. The home itself consists of 3 large bedrooms plus a study, good size bathroom, multiple living areas with servery from the kitchen through to the living room. A large portion of the home also includes beautiful Jarrah timber flooring. There is also a separate rumpus room/studio that has multiple uses as well. The home also includes heating and cooling together with 16 solar panels. Feature's you will love: -Large allotment with wide frontage -Stunning Foothill views -Ideal for Multi-dwelling development (STCC) -Great for Living and Extending current residence -Minutes walk to Public Transport -Under 20min drive to CBD -16 panel Solar system Specifications: CT / 5405/651 Council / Tea Tree Gully Zoning / GN Built / 1960 Land / 1261m² (approx) Council Rates / \$pa Emergency Services Levy / \$pa SA Water / \$pq Estimated rental assessment / \$500 - \$550 per week / Written rental assessment can be provided upon request Nearby Schools / Dernancourt School, Charles Campbell College, Paradise P.S, Avenues College, Wandana 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