

**17 Christopher Street, Dernancourt, SA 5075**



**House For Sale**

Tuesday, 25 June 2024

17 Christopher Street, Dernancourt, SA 5075

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 580 m2**

**Type: House**



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**\$690,000 - \$720,000**

Look no further, we've found just what you've been dreaming of. Welcome to 17 Christopher Street, Dernancourt, a charming residence that perfectly blends comfort and convenience in a serene, leafy suburb. This delightful three-bedroom home invites you with its warm ambience and practical layout. As you step inside, you're greeted by a spacious lounge equipped with a split system air conditioner and a wall heater, ensuring year-round comfort. The inviting living space flows seamlessly into the kitchen, where a dishwasher, Puratap, walk-in pantry, and a gas stove make meal preparation a joy. The three bedrooms are cozy retreats, each featuring ceiling fans for added comfort. The bathroom, with its sleek tiled floor, offers both a bathtub and a separate shower, while the detached toilet ensures convenience for busy mornings. The home's practical design extends to the laundry room, which also boasts outdoor access for easy living. With plush carpets underfoot in the bedrooms and elegant floorboards throughout the living spaces, every detail has been thoughtfully considered. Nestled in the heart of Dernancourt, this home is perfectly positioned for those who appreciate both convenience and natural beauty. Just 12km from Adelaide's bustling CBD, you can enjoy the tranquility of suburban living while being within easy reach of city amenities. Dernancourt is renowned for its green, leafy environment and offers nature lovers an abundance of walking and cycling tracks in the beautiful Linear Park Reserve. Everyday shopping is a breeze with Coles Dernancourt nearby, and Balmoral Reserve provides a great spot for family outings and recreation. Discover the perfect blend of comfort, convenience, and natural beauty at 17 Christopher Street, Dernancourt. Your dream home awaits!

**Property Features:**

- Three-bedroom and one-bathroom home
- The master and second bedrooms have built-in robes and ceiling fans
- The third bed has a ceiling fan and built-in desk
- Shared lounge and dining room with heater and split system air conditioning
- Combined kitchen and meals area with outdoor access
- The kitchen has a walk-in pantry, Puratap, built-in gas stove, and ample bench space
- The bathroom has an open shower, bathtub, vanity storage, heat lamps, and a separate toilet
- Laundry room with backyard access
- Separate entrance with built-in storage and natural light
- Gas hot water system for efficiency
- Carpet flooring in the bedrooms, and floorboards throughout the living spaces
- Garden shed for easy storage and paved patio outside the meals
- Low maintenance grass filled yards
- Driveway parking for up to three cars

**Schools:** The nearby primary schools are Charles Campbell College, Paradise Primary School, Dernancourt School, Athelstone School, and Avenues College. The nearby secondary school is Avenues College. Information about school zones is obtained from [education.sa.gov.au](http://education.sa.gov.au). The buyer should verify its accuracy in an independent manner.

**Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

**Property Details:** Council | TEA TREE GULLY Zone | GN - General Neighbourhood Land | 580sqm (Approx.) House | 119sqm (Approx.) Built | 1968 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa