

**18 Cheringar Boulevard, Dernancourt, SA 5075**



**House For Sale**

Wednesday, 10 July 2024

18 Cheringar Boulevard, Dernancourt, SA 5075

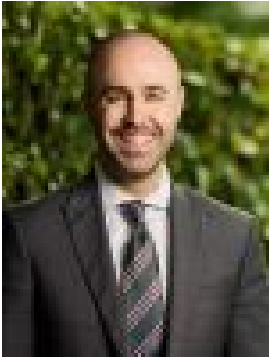
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 670 m2**

**Type: House**



Nick Borrelli  
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## Auction On-Site Saturday 27th July 11:00AM

Blending beautiful yesteryear charm with understated contemporary elegance and pops of modern features, 18 Cheringar Boulevard reveals a light-spilling haven spread across a 4-bedroom footprint of exceptional family-friendly functionality. With dual living zones - one overlooking the open and airy kitchen inviting company while you cook, and the other a sweeping lounge and dining hub perfect for entertaining friends as much as cuddling up with the kids - you'll find impeccable lifestyle ease here. The fresh white interior is warmed by gorgeous solid timber floors and terracotta-inspired tiles, the master bedroom sees its own private ensuite, while the main bathroom has been elevated to stylish modern standards. And a quick step outside delivers incredible alfresco bliss with an all-weather entertaining sailing beneath a pitched pergola, and where your very own wood oven awaits for fired-up weekend get-togethers of memory-making lunches and vino-inspired evenings.

**STANDOUT FEATURES** • Light-filled lounge and dining with lovely front garden views • Bright, open and airy family and kitchen zone featuring great bench top space ready to serve, scan and socialise as you whip-up daily deliciousness, abundant cabinetry and cupboards, stainless oven and gas cook top, as well as dishwasher • Generous master bedroom featuring BIRs and private ensuite • 3 additional ample-sized bedrooms, one with large BIRs, adding excellent household adaptability • Stylish modern main bathroom, practical laundry with storage, 3rd WC for excellent convenience, ducted AC throughout and solar system for lower energy bills • Private side courtyard with pergola • Sweeping outdoor entertaining area with lovely all-weather pitched pergola and rustic wood oven • Sunny, low maintenance backyard yard with clipped lawn and established fruit trees • Double carport and double garage for great storage and workshop space • Set on an enticing 670sqm (approx.) parcel inviting future renovation, redesign or eventual rebuild potential (subject to council conditions)

**SCHOOL ZONING** • A leisure stroll to Dernancourt Primary for stress-free morning commutes • Also a quick 5-minutes to Charles Campbell College, or just 7-minutes to Saint Ignatius

Nestled in this whisper-quiet and family-friendly pocket of Dernancourt cooee to the popular Balmoral Reserve and a stone's throw to your local shopping strip for all your daily essentials, tasty takeaway options and health gym, there's remarkable everyday lifestyle ease for the whole family here. Not to mention moments to scenic waterfront walks along the River Torrens and Linear Park, under 10-minutes to the bustling Tea Tree Plaza for all your department store, brand name outlets and weekend entertainment, and easy access to Paradise Interchange to bee-line you into the city in a flash.

**Auction Pricing** - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

**Vendors Statement:** The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

**Campbelltown RLA 322799 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 | 670sqm (Approx.) House | 271sqm (Approx.) Built | 1974 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa