

**20 Tristania Tce, Dernancourt, SA 5075**

**Tanner**

**House For Rent**

Saturday, 29 June 2024

20 Tristania Tce, Dernancourt, SA 5075

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Liam Conway

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## \$670 per week

\$670 per week Available 5 July 2024 Walking distance from an abundance of lifestyle, with plenty of room to enjoy the outdoors in your own backyard, 20 Tristania offers ample space and character in the heart of Dernancourt. Features include:

- Basket range frontage offset with established gardens
- Expansive L-shaped front lounge and spacious rear family area
- Central sit-in kitchen with timber cabinetry, gas cooking, and full-length pantry
- Four generous bedrooms, main with built-in robes
- Family bathroom with wide vanity, bathtub, freestanding shower, and separate WC
- Separate laundry with dishwasher
- Extensive outdoor entertaining area
- Exterior access powder room
- Tiered rear yard with established trees and raised veggie beds

More to love:

- Secure single garage and additional off-street parking
- Ducted reverse cycle air conditioning
- Ceiling fans
- Hardwood floors and plush carpets
- Storeroom/cellar
- Shed
- Exterior roller shutters
- LED downlights
- NBN ready
- Pets welcome!

The Linear Parkway is your new front yard for weekends spent exploring on bike or foot in either direction. A short drive from numerous amenities, including shops, cafes, supermarkets at Newton or Greenacres Shopping Centres. Close to Dernancourt Primary School, and Avenues College, with St Ignatius and Rostrevor Colleges in close reach. Only 20 minutes to the CBD, or harness regular bus services for an easy commute.

Water Charges: All quarterly usage and supply charges  
Furniture: Unfurnished  
Exclusions: Gas heater

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