

4 Myrtle Road, Dernancourt, SA, 5075

HARRIS

House For Sale

Wednesday, 25 September 2024

4 Myrtle Road, Dernancourt, SA, 5075

Bedrooms: 5

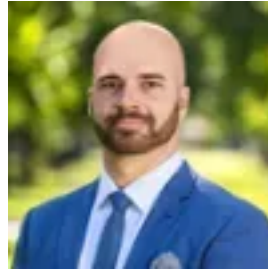
Bathrooms: 2

Parkings: 2

Type: House



Scott Moon



Troy Law

A dynamic designer statement on an idyllic entertainer's garden oasis...

Best offers by 1:00pm Wednesday 9th October (unless sold prior)

It's not often you find a no-expense spared design of this calibre and scale, geared for wellbeing, entertaining, and resort-style luxury – yet this commanding showpiece stops at nothing to stun or serve, with Linear Park surrounds simply a lifestyle bonus.

You'll be drawn to the irrigated garden's flawless impact, the feature gas-heated magnesium pool, the chic courtyard outdoor shower, and the enclosable, all-weather alfresco creating a year-long BBQing sanctuary.

The home's arrival, a high-gloss runway beneath coffered ceilings and French Vertigo pendant lighting, is a fitting testament to the custom-build's calibre; its interiors bringing an unfathomable spec to its 5-bedroom comfort across two sunlit levels.

Every fixating inch is a statement.

And you'll avoid pricey gym fees with an entire wellbeing centre at home, including a 20-amp power supply to accommodate a Clearlight Infrared Sanctuary Yoga 4 person sauna...

You'll envy the chef in the slick open plan kitchen with its black 'SuperMatte' Laminex splashbacks, semi-integrated Westinghouse dishwasher in dark stainless steel, and pool-savouring views across the living and dining zones.

Sun-kissed living zones grace both the upper and lower levels, reserving a guest bedroom and guest powder room downstairs, and three bedrooms upstairs including the parent's wing, drifting into a luxe dressing room, ensuite with a corner 2-person spa, and a hills-viewing balcony amongst the treetops.

With so many extras, there's little to pry you from a spectacle like this. As summer arrives, so will your friends; come home to luxury and wellbeing beyond measure...

Luxury that breathes lifestyle:

- Custom-built entertainer's showpiece (c2011)
- Just one block from the tranquil Linear Park trails
- AIPHONE intercom & video monitoring station (2 control panels - upstairs & down)
- Side-by-side garage with rear workshop, galley storeroom & 2nd roller door for rear access
- 10.5m x 4.4m (approx.) Barrier Reef Venice 105 swimming pool with waterfall feature, Magna pool Magnesium mineral chlorination & Pentair gas heating
- Alfresco Beefeater S3000 Signature Series inbuilt BBQ with 3600w electric Heatstrip Infra-Red Max DCR comfort
- Private courtyard with hot/cold shower by ABI Interiors + Elysian Gooseneck shower rail set
- Fanco Sanctuary DC 70-inch ceiling fans with solid timber blades
- 2 French-designed 'Petite Friture' Vertigo pendant hall lights
- Marmorino Venetian plaster finish to niches, stairwell & under kitchen counter
- Daikin ducted R/C A/C system
- Hunter fully automated watering system (front & back)
- App-controlled Holman hardwired rear garden lighting
- Zoning for Avenues College |700m to Dernancourt School

And more...

Specifications:

CT / 5634/383

Council / Tea Tree Gully

Zoning / GN

Built / 2011

Land / 726m² (approx)

Frontage / 18.9m

Council Rates / \$3255.10pa

Emergency Services Levy / \$224.05pa

SA Water / \$265.20pq

Estimated rental assessment: \$975 - \$1,050 p/w (Written rental assessment can be provided upon request)

Nearby Schools / Dernancourt School, Wandana P.S, Avenues College, Charles Campbell College, Paradise P.S

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