

1 Orange Grove Circuit, Dernancourt, SA 5075



House For Sale

Friday, 19 April 2024

1 Orange Grove Circuit, Dernancourt, SA 5075

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 636 m2

Type: House



Luke Mitchell
0411703055



Doris He
0423707585

Auction Saturday 11th May at 12:30pm

Auction Saturday 11th May at 12:30pm Nestled within the tightly held Orange Grove Circuit, this smartly designed home seamlessly blends modern aesthetics with timeless charm, offering an exciting opportunity for families seeking both style and functionality, savvy investors looking to utilise the current home and the potential for a Granny flat for added income (STPC), or developers wishing to take advantage of the fantastic area and develop new dwellings (STPC). Stepping through this home from its 1980s origins, this home now boasts a bright and contemporary ambience, inviting you to indulge in a lifestyle of modern comfort. With two distinct living areas, this home offers versatility for the modern family. The open-plan kitchen, effortlessly flows into the adjacent meals area, fostering moments of togetherness and culinary delight. For more casual occasions, retreat to the step-down lounge, where warmth and intimacy converge to create the perfect setting for the Friday night board game sessions! Retire to the spacious master bedroom, complete with built-in robes and a split system ensuring a restful sleep year-round. Two additional bedrooms, provide ample accommodation for family members or guests, while gas heating and ducted evaporative cooling guarantee comfort in every season. With ample space for outdoor entertainment and leisure, this expansive yard serves as an extension of the home inviting endless hours of joy and relaxation for the kids or the furry family. The large outdoor entertaining area connecting seamlessly with the carport making the trips from car to inside with ease. A large garage situated at the rear of the property provides ample space for the weekend toys complimented by a concrete floor and power connected. Situated in close proximity to an array of amenities, including the ever popular Linear Park, Dernancourt shopping centre, reputable schools and public transport nearby. Whether embarking on a leisurely Sunday stroll along the park's trails or ducking over to the nearby shopping centre, this home's location offers nothing but convenience and connectivity. What we love:- 300 metre walk to Linear Park - 3 minute walk to bus stop with access through to CBD- Quiet & secluded pocket of Dernancourt - Large allotment with opportunities to construct & generate further income with Granny flat accommodation (STPC)- Sub division potential (STPC) - 3 good size bedrooms - Bedroom 1 & 2 with BIR - Open plan kitchen - Multiple living zones - Family bathroom & second separate toilet - Evaporative air conditioning - Ample parking space at the front of the property as well carport with access up to 2 cars - Large garage with concrete floor & power connected. Currently tenanted until March 2025. You can't be too early to ring but you can be too late to inspect! Call Luke Mitchell or Doris He today to arrange an inspection. Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide. ** 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 advice. Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 61345 RLA 282965 RLA 231015