

33 Tristania Terrace, Dernancourt, SA 5075

House For Sale

Monday, 30 December 2024

33 Tristania Terrace, Dernancourt, SA 5075

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 800 m2

Type: House



Gerry Manning

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Contact Agent

Auction Saturday 18th January 2025 at 10.30am onsite. Price guide is \$795,000. Quietly nestled in a peaceful, low traffic street, perfectly positioned on the high side of the road, overlooking the adjacent reserve and playground, this original 1963 constructed, brick veneer home is now ready for its next urban evolutionary phase and awaits your creative architectural input to redevelop the generous 800m² allotment. The location is indeed a rare earth offering, within walking distance to the Paradise O'bahn Interchange, the River Torrens Linear Reserve & Dernancourt Primary School, along with easy access to Avenues College and Gillies Plains Shopping Centre. The allotment offers North Westerly views over the local area with a street frontage of 23.17m and a depth of 42.34m. The slightly elevated aspect offers an intriguing and inviting opportunity for creative architectural design. If you've been waiting for an opportunity to enter the vibrant Dernancourt marketplace then this rare release land will provide the perfect blank canvas for your future architectural designs. Allotment Dimensions: * Land size - 800sqm (Approx.) * Frontage - 23.17 m (Approx.) * Depth - 42.34 m (Approx.) In Brief: * Original 1963 constructed residence on generous 803m² allotment * Home ready for demolition and redevelopment * Perfectly positioned on the high side of the road * Allotment overlooking local reserve and playground * Premium Dernancourt family friendly residential location * Walk to the Paradise O'bahn Interchange & Dernancourt Primary School * Close proximity to the River Torrens Linear Reserve & Gillies Plains Shopping Centre * Ideal opportunity for homebuilders, investors, developers and executives Perfectly located on the doorstep of the Black Hill Conservation Park, (walking and riding trails), The River Torrens Linear Reserve, both within walking distance, great for your daily exercise and recreation. Newton Central will provide modern shopping facilities for your daily and weekly requirements and medical facilities are nearby on Lower North East Road. The River Torrens Linear Park is only a short walk away, a great place for your daily relaxation and exercise. The Obhan Busway will provide access to the city via public transport. Newton and Gilles Plains Shopping Centres will provide quality shopping for your daily needs, with Tea Tree Plaza available for your specialty and designer shopping. Local unzoned primary schools include Dernancourt School R-7, within walking distance, Wandana Primary, Charles Campbell College & Paradise Primary School. The zoned high school for this address is Avenues College. Local private schooling can be found nearby at St Paul's College, Sunrise Christian School, Kildare College, Burc College & TAFE SA Gilles Plains. A quality offering that is bound to impress! Zoning information is obtained from www.education.sa.gov.au Purchasers are responsible for ensuring by independent verification its accuracy, currency or completeness. Specifications: CT Reference / 5235 / 421 Council / City of Tea Tree Gully Zone / General Neighbourhood Year Built / 1963 Land Size / 800 m² approx Council Rates / \$1950.20 per annum SA Water Rates / Supply \$78.60 & Sewer \$99.52 per quarter + usage Emergency Services Levy / \$142.65 per annum Professionals Manning Real Estate 265 North East Rd Hampstead Gardens SA 5086. Professionals Manning Real Estate is proud to service the Adelaide Real Estate market. If you are thinking of selling or leasing you should give the team a phone call on 82666052 to arrange a free no obligation market opinion. RLA 281289 Disclaimer. If a land size is quoted it is an approximation only. You must make your own enquiries as to this figure's accuracy. Professionals Manning Real estate does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority. Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. Development is subject to all necessary consents. You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice. RLA 281289