

8 Almond Ave, Dernancourt, SA, 5075

HARRIS

House For Sale

Wednesday, 13 November 2024

8 Almond Ave, Dernancourt, SA, 5075

Bedrooms: 6

Bathrooms: 3

Parkings: 2

Type: House



Daniel Stewart

A remodelled poolside entertainer right on the banks of Linear Park

Promising to please the whole family from its remodelled six-bedroom footprint right through to a crowd-pleasing in-ground pool finish, this solid mid-century residence takes your family fortune to the next level.

Granting the solid foundations, inspired character and sheer living scale with which new builds simply can't compete, the light-filled home is wrapped in picture windows to keep the lush gardens of front and back on rightful show.

Practical and layered in style, the crazy pave that has made a wild comeback defines an entry with feature staircase and bench seating that doubles as the perfect drop zone.

Each six bedrooms are spread over both levels, fitted with built-in robes and enjoy one of three modern bathrooms at close reach.

At its heart, open plan living and dining create an intuitive flow through to the near-new kitchen, layering quality appliances, subway tiling and sleek stone to form a functional yet chic cooking domain.

But outside is truly where the party starts. From the entertainer's verandah that holds capacity for every family and friend of this six-bedroom household, to the outdoor rumpus room, designated BBQ area and rounding it out with a glistening saltwater pool finish an epic time is sure to be had by all on Almond

Even more to love:

- ☑ Heated salt-chlorinated swimming pool
- ☑ Undercover & off-street parking for up to 5 vehicles
- ☑ Built-in robes to all 6 bedrooms
- ☑ F&P gas cooktop, dual ovens & dishwasher
- ☑ Newly installed fireplace with gas heater
- ☑ 12kW solar system
- ☑ Ducted & S/S R/C air conditioning
- ☑ Alarm system
- ☑ Attic storage & powered shed
- ☑ Firepit in backyard
- ☑ Footsteps from Linear Park, Dernancourt Shopping Centre, Thorndon Park Reserve & Paradise Interchange
- ☑ Zoned for Avenues College
- ☑ Just 20-minutes from the CBD

Specifications:

CT / 5326/115

Council / Tea Tree Gully

Zoning / GN

Built / 1966

Land / 711m² (approx)

Frontage / 17.07m

Council Rates / \$2,034pa

Emergency Services Levy / \$178.85pa

SA Water / \$217pq

Estimated rental assessment / \$880 - \$950 per week / Written rental assessment can be provided upon request

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

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