

# 17A Lutana Grove, Dernancourt, SA, 5075

## Land For Sale

Tuesday, 31 December 2024



17A Lutana Grove, Dernancourt, SA, 5075

Area: 551 m2

Type: Land



Michael Holowiecki  
0404833919



Christine Holowiecki  
0422399943

## Design your dream home with your chosen builder!

Christine Holowiecki and Michael Holowiecki of Keeping It Realty are proud to present 17a Lutana Grove, Dernancourt - an exceptional opportunity to secure a generous parcel of land in a prime location nestled within the sought-after City of Tea Tree Gully.

Spanning \*551sqm with an impressive \*10.67m frontage, this block is perfectly positioned near the scenic Linear Park and Hope Valley Reservoir Reserve. With its tranquil \*4.6km trail network and tree-lined footpaths, the reserve is ideal for walking, cycling, and enjoying the outdoors.

The area seamlessly connects to the O-Bahn Bikeway, providing convenient routes for running, cycling, or leisurely family strolls. Along the trails, there's ample space for picnics or simply soaking in the natural beauty of the surroundings. Families will appreciate the proximity to reputable schools such as Dernancourt School, Charles Campbell College, Paradise Primary, and Cedar College, ensuring access to excellent education options.

Adding to its appeal, this location boasts an abundance of shopping and transport conveniences. Residents will enjoy easy access to Dernancourt Shopping Centre, Newton Village, and Gilles Plains Shopping Centre. Multiple public transport routes are also nearby, making commuting to the CBD or other suburbs effortless. Located in a family-friendly and highly accessible neighbourhood, this property is the perfect foundation for your future vision.

Opportunities like this are rare this generously sized block comes with incredible potential and flexibility. Buyers can choose to bring to life the stunning, boutique custom "Mavtect Designs" split-level 4 bedroom home, with planning approval already in place and is ready to build or take advantage of the space to create their own dream home design.

Whether you're planning to build a contemporary family haven or an elegant residence, this prime block at 17a Lutana Grove provides the perfect foundation for your aspirations.

Don't miss this chance to create a lifestyle surrounded by nature, convenience, and community. For more information or to schedule a private viewing of the approved plans, call Christine today at 0422 399 943.

\*=approximately

For further information about this listing, please contact:

Christine Holowiecki on 0422 399 943 or Michael Holowiecki on 0404 833 919.

Note: when making a property enquiry please ensure that you provide a daytime phone number so that we can respond to you promptly.

Follow Keeping It Realty on Facebook (@keepingitrealtyadelaide) and be the first to know about property updates and off-market listings. Have access to other great market and agency content as well as updates on recent sales.

No liability for any error or omission in this advertisement is accepted by the agent or the vendor. It is not intended that prospective purchasers would rely exclusively on this advertisement or any other information provided by 3rd parties to confirm the details of the property or land listed. Confirmation of property or land details should be sourced via direct enquiry to the agent or through review of the completed Form 1 Vendor Statement which contains the Certificate of Title and local government details.

RLA # 268816