







28 Tristania Terrace, Dernancourt

Double Brick Family Home with City Views and Future Potential

Set on a substantial 908sqm (approx.) allotment with an expansive 503sqm (approx.) build area, this impressive double brick residence showcases exceptional scale, quality and versatility, with a level of craftsmanship and construction that is rarely offered and incredibly difficult to replicate in today's market. Located in the highly sought-after suburb of Dernancourt, the home features manicured gardens, generous proportions and elevated views stretching across the treetops to the Adelaide CBD skyline. With its wide frontage and substantial landholding, the property also presents exciting future subdivision potential (subject to council consents), adding further long-term appeal.

From the moment you arrive, the home captivates with its commanding street presence and beautifully maintained grounds. Inside, a welcoming foyer sets the tone, revealing the scale and character carried throughout. The formal lounge exudes timeless charm, complete with an ornate ceiling rose and heater, flowing seamlessly into the dining area-an ideal setting for entertaining family and friends.

At the heart of the home, the spacious kitchen features ample

4 3 2

FOR SALE
$1,750,000 - $1,800,000

VIEW
Sun 25th Oct @ 11:30AM - 12:00PM

AGENTS

Julian Rullo
0407846417
julian.rullo@ljhadelaidemetro.com.au

Mario Bonomi
0412 080 993
mario.bonomi@ljhcommercialadelaide.com.au

AGENCY

LJ Hooker Glynde
(08) 8336 3899

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

storage, a gas cooktop and an adjoining meals area, all positioned to capture the stunning outlook. Large windows throughout invite an abundance of natural light, enhancing the home's warm and open feel.

Upstairs, a generous second living area provides the perfect retreat, opening onto a balcony where sweeping views and sunsets can be enjoyed. The master suite serves as a private sanctuary, complete with a walk-in robe and ensuite, while bedrooms two and three include built-in robes and are serviced by a well-appointed main bathroom with a full-size bath.

The lower level offers outstanding flexibility, featuring a large games room, extensive storage and scope for an additional bedroom or living area to suit your needs.

Outdoors, the backyard offers ample space for children and pets, while valuable side access provides secure parking for a caravan, boat or additional vehicles.

What you'll love:
- 908sqm allotment (approx.) with subdivision potential (STCC)
- 503sqm build area (approx.)
- Tastefully updated throughout
- Multiple living zones
- Elevated city views
- Reverse cycle air conditioning
- Double garage with internal access

A home of this scale, flexibility and future potential is a rare offering- perfectly suited to large families, investors or those looking to capitalise on a prime landholding in a premium location.

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.

RLA 61345 RLA 282965 RLA 231015

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

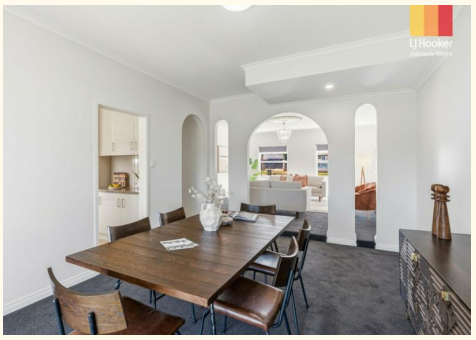
MORE DETAILS

Property ID	WSGFDG
Property Type	House
House Size	503 m2
Land Area	908 m2
Including	Ensuite
	Study
	Toilets (3)

Julian Rullo 0407846417
Sales Consultant | julian.rullo@ljhadelaidemetro.com.au
Mario Bonomi 0412 080 993
Principal | mario.bonomi@ljhcommercialadelaide.com.au

LJ Hooker Glynde (08) 8336 3899
2a Portrush Road, PAYNEHAM SA 5070
glynde.ljhooker.com.au | stpeters@ljhadelaidemetro.com.au



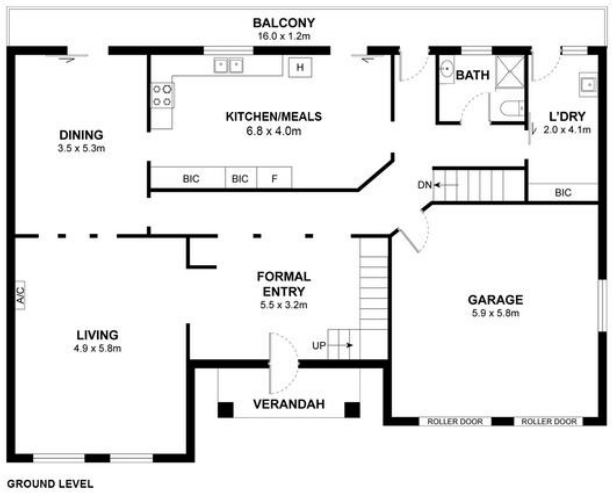


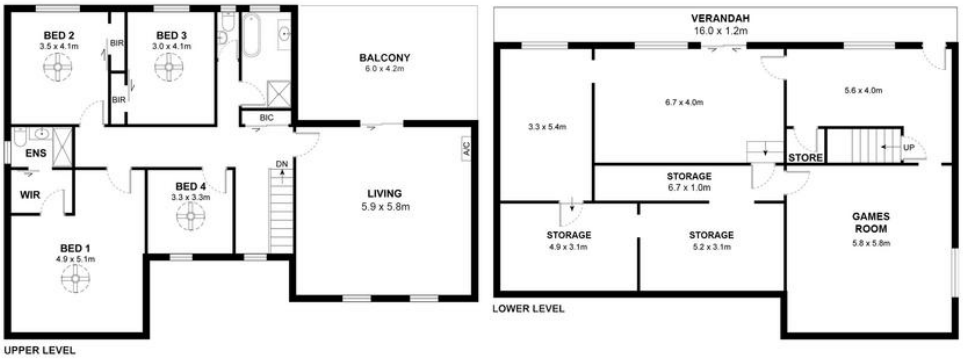






All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.





Ground Level Living: 159m²
Upper Level Living: 133m²
Lower Level Living: 102m²
Lower Level Storage: 39m²
Exterior Living: 70m²
Total: 503m²

Measurements are approximate

28 Tristania Terrace, Dernancourt, SA 5075

Disclaimer: The information & figures obtained within this document has been compiled from information provided by vendor & sources that we believe are reliable. No warranty is given to their accuracy & all figures are subject to change without notice.

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.