



## Dernancourt, 8A Avoca Street

Sold by Greg Nicholls of LJ Hooker Adelaide Metro



Nestled just 20 minutes (approx.) from Adelaide's vibrant CBD, this remarkable Torrens Titled home offers an enviable lifestyle, surrounded by outstanding amenities.

Prepare to be impressed by this beautifully crafted residence, featuring breathtaking views of the Adelaide Hills.

On the ground level, the home boasts a spacious double garage, a welcoming entry hall with a recessed feature wall, and durable tiles in high-traffic areas. The master bedroom is a true retreat, complete with a generous walk-in robe and an immaculate ensuite showcasing floor to ceiling tiles.

The open plan gourmet kitchen will delight any home chef, featuring stone benchtops and expansive bi-folding windows that open onto the undercover alfresco area. This outdoor living space includes an outdoor kitchen, making it perfect for entertaining family and

**For Sale**  
Contact Agent

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**LJ Hooker St Peters**  
**(08) 8362 8008**

**Disclaimer:** 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.

friends in the heart of the home. Such a consummate and peaceful setup environment will certainly be the envy of all your friends.

Upstairs, you'll find an impressive open plan office or entertainment space, complemented by uninterrupted, panoramic views of the Adelaide Hills - truly a showstopper! Two additional bedrooms, both with built-in robes, are also featured, along with a second well appointed family bathroom.

#### Key Features:

- 6.5 KW solar system to keep bills to a minimum.
- Reflective window tinting throughout the home for privacy and energy efficiency.
- Beautiful open plan living, flowing out to a glorious alfresco.
- Outdoor kitchen BBQ for year-round entertaining, with a gorgeous green backdrop.
- Electric privacy blinds with maximum protection, to the alfresco area.
- Interior designed for maximum comfort in mind.
- Versatile rumpus/office space or potential fourth bedroom for guests.
- Abundant natural light with high ceilings throughout.
- Zoned reverse cycle air conditioning for year-round comfort.
- Energy efficient LED lighting.
- Fitted blinds.
- Security screen doors and alarm.
- Neat under-stairs storage and linen cupboards.
- Professionally designed and landscaped back yard, with outstanding privacy.
- Miele washing machine and Dyson vacuum included for added convenience!
- Double garage with sealed floor and additional parking space for two cars/caravan.

This immaculate suburban retreat positions you for outstanding local shopping amenities at Gilles Plains Shopping Centre, Coles Dernancourt and Westfield Tea Tree Plaza. Health enthusiasts will love being so close to fitness clubs, Balmoral Reserve, Hope Valley Reservoir, Linear Park and community favourite Thorndon Park Reserve - adjacent to classy Rezz Hotel.

This like-new residence offers the best of all worlds - A must inspect, with the option of long settlement to make the move into this luxe home even more pleasurable!

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.

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## More About this Property

Property ID	2CVPFZ
Property Type	House
Land Area	297 m <sup>2</sup>

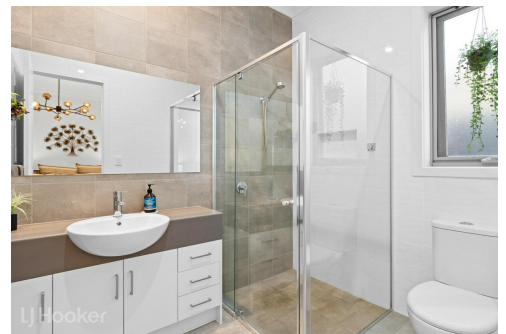
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- Ground Floor - 164m<sup>2</sup>
- First Floor - 66m<sup>2</sup>
- Total - 230m<sup>2</sup>



**8a Avoca Street Dernancourt, SA 5075**

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