

## Underdale, 1 Pearse Street

### Triple Fronted Sandstone Bungalow

3 2 3

**For Sale**  
\$1,200,500

**View**  
[ljhooker.com.au/WZFHDM](https://l.jhooker.com.au/WZFHDM)

**Contact**  
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**Justin Peters**  
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This spacious home showcases a seamless mix of old and new, with modern updates being made over the years, while keeping much of the character and charm of the home.

Welcoming you into the home is a wide entryway, with double doors and intricate archways. A formal lounge to the right features a large bay window allowing in plenty of natural light. The dining room next door is spacious, and is the ideal place for family meals or entertaining with friends. The eat-in kitchen will bring out your inner chef, boasting ample bench and cupboard space, a gas cooktop, dishwasher and walk-in pantry.

The oversized master bedroom at the front of the home features built-in wardrobes and ceiling fan. The 2nd bedroom is fitted with built-in cupboards as well. A renovated central bathroom services all 3 bedrooms, and boasts a full size bathtub.

A second living/family room at the back of the house creates the perfect entertaining hub



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**(08) 8352 7111**

or family zone. With direct access to the outdoor entertaining area and outdoor studio. The laundry and second bathroom are conveniently located at the back of the home, with a separate WC and ample storage.

The well maintained gardens make this home feel like an oasis within the hustle and bustle of suburban life. The property is fully fenced, making it ideal for children and pets to explore and play. Ample off street parking is also available including a drive-through carport

The convenience this location offers is unbeatable. Spend your weekends exploring the almost endless cafes and restaurants at Henley Square, or stroll down Henley Beach Road for convenient shopping and dining. The kids can walk to school, with a great selection of Primary and High School's close by. Local parks and playgrounds nearby include Mellor Park and Kings Reserve, plus the Linear Park paths along the Torrens, stretching from the city to the coast.

#### Key Features

- Two separate living/family rooms
- Oversized master bedroom with built in wardrobes
- Renovated family bathroom with bathtub
- Formal dining room adjacent to the kitchen
- Kitchen boasts walk in pantry, ample storage, gas cooktop and dishwasher
- Second bathroom accessible through the laundry, at the back of the home
- Separate studio located outside of the home
- Outdoor entertaining area overlooking well kept gardens
- Fully fenced property with ample off-street parking
- Ducted reverse cycle air conditioning

#### Specifications

Title: Torrens Titled

Year built: c1925

Land size: 676sqm (approx)

Frontage: 19.81 m

Council: City of West Torrens

Council rates: \$1,706.65pa (approx)

ESL: 174.50pa (approx)

SA Water & Sewer supply: \$212.33pq (approx)

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629



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## More About this Property

Property ID	WZFHDM
Property Type	House
Land Area	676 m <sup>2</sup>
Including	Air Conditioning Close to Schools Close to Shops Close to Transport Window Treatments

**Thanasi Mantopoulos 0421 188 498**

Sales Executive | [thanasi@ljhooker.me](mailto:thanasi@ljhooker.me)

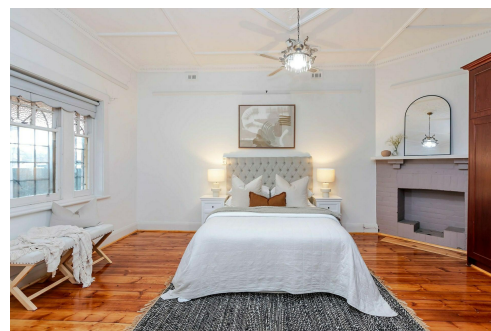
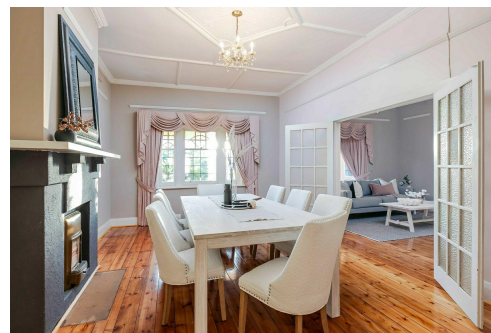
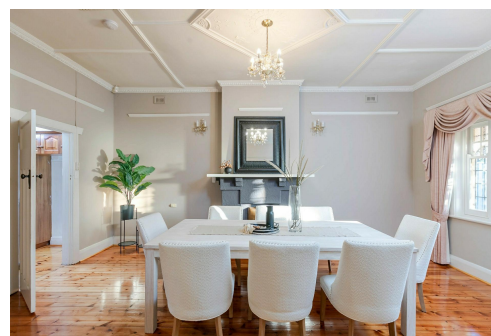
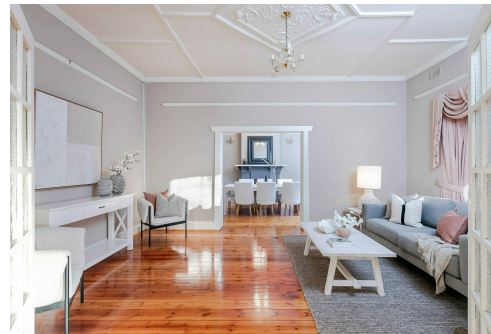
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