



17 Samuel Lewis Avenue, Underdale

Contemporary Family Living with Alfresco Appeal by Linear Park




Tucked away in a quiet pocket of Underdale, this contemporary home combines generous living spaces with effortless indoor-outdoor flow, just moments from the scenic Linear Park.

Step through the wide entry hall and into the light-filled living room, complete with electric curtains for modern convenience. At the heart of the home, a sleek kitchen showcases a curved island bench, quality appliances, and a walk-in pantry. The adjoining dining area seamlessly connects to the alfresco, creating the perfect space for entertaining.

At the rear, three spacious bedrooms provide comfort and privacy. The master suite includes a walk-in wardrobe and stylish ensuite with dual vanities and a corner shower. Two bedrooms enjoy French door access to the alfresco, while the third features a built-in robe and opens directly to the lawn and backyard. A family bathroom with a deep bathtub and separate WC, plus a well-appointed laundry with ample storage, complete the layout.

The covered alfresco is decked and filled with natural light thanks to overhead skylights, flowing onto a private lawn with a garden shed.

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.

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FOR SALE
\$1,300,000

AGENTS

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AGENCY

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 **LJ Hooker**

Secure parking is provided by a garage plus additional driveway space.

Perfectly positioned, Underdale delivers a balance of lifestyle and convenience. Stroll to the River Torrens and Linear Park trails, cycle into the CBD or beach in under 15 minutes, or enjoy nearby The Brickworks Marketplace for shopping and cafés. A short drive brings you to stunning beaches and Henley Square's dining scene, while quality schools including Lockleys North Primary and Underdale High are close at hand.

Key Features

- Spacious living room at the front of the home, with electric curtains and curved windows
- Kitchen boasts a curved island bench, quality appliances and a walk-in pantry
- Meals area adjacent to the kitchen, with alfresco access
- Master bedroom features a walk-in wardrobe and ensuite, with dual vanities
- Two bedrooms have french door access to the alfresco
- Third bedroom fitted with built-in wardrobes and direct access to the back yard
- Family bathroom with a deep soak bath, separate WC and powder room
- Laundry includes ample storage and bench space
- Decked alfresco features skylights, filling the space with natural light
- Lawn area at the back includes a garden shed
- Low maintenance garden beds
- Secure garage parking, plus driveway space
- Solar panels and battery
- Ducted reverse cycle air conditioning

Specifications

Title: Torrens Title

Year built: 2009

Land size: 445sqm (approx)

Council: City of West Torrens

Council rates: \$2,029.90pa (approx)

ESL: \$191.50pa (approx)

SA Water & Sewer supply: \$237.18pq (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

MORE DETAILS

Property ID XWKHDM
Property Type House
Land Area 445 m2
Including Ensuite
Air Conditioning
Built-in-Robes
Close to Schools
Close to Shops
Close to Transport
Roller Door Access
Window Treatments

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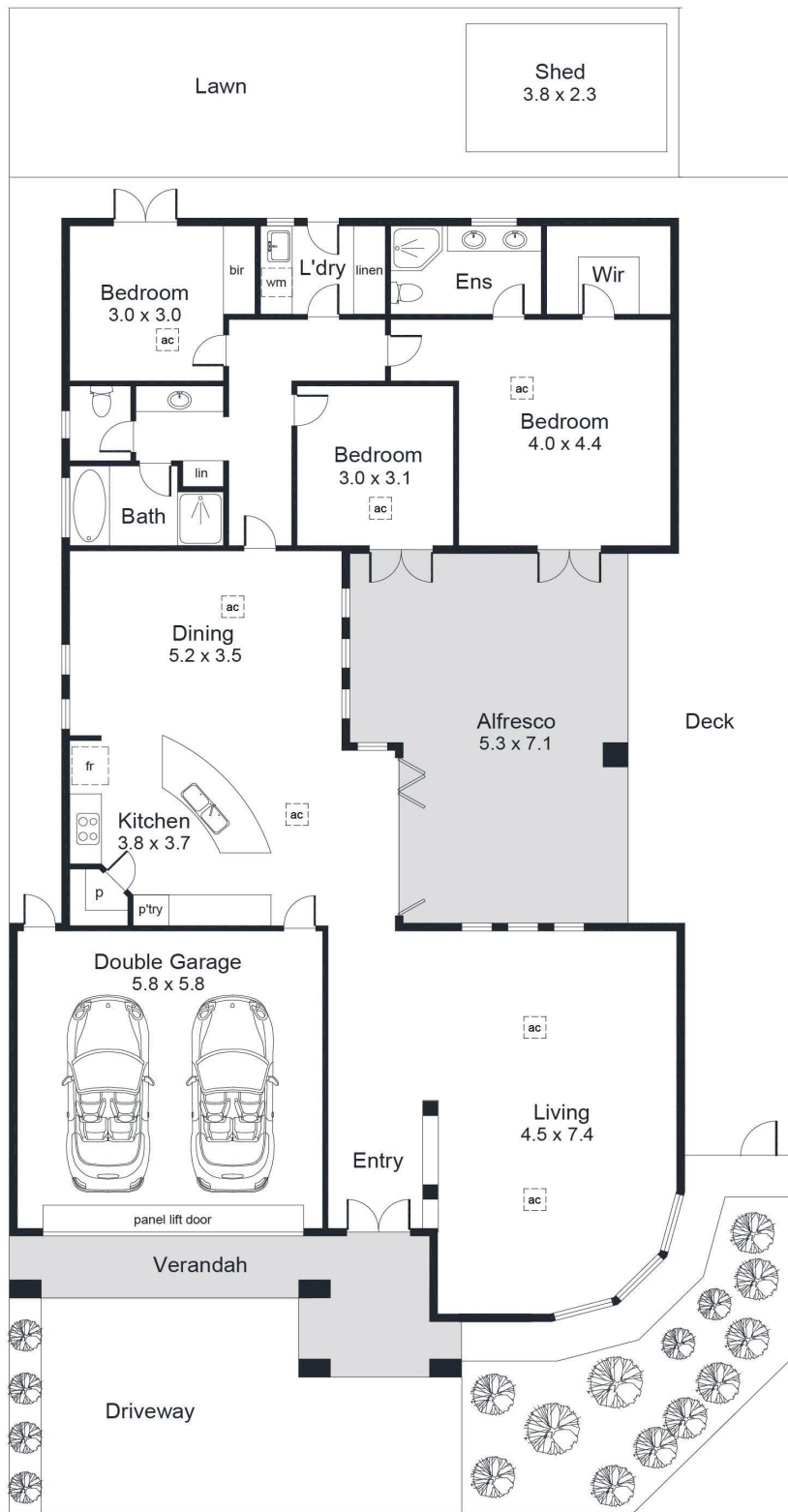
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Area (Estimate only)	
Living	179.3 m ²
Double Garage	37.5 m ²
Alfresco	34.0 m ²
Verandah	13.1 m ²
Shed	8.7 m ²
Total	272.6 m²



For illustrative purposes only.
All measurements are approximate

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