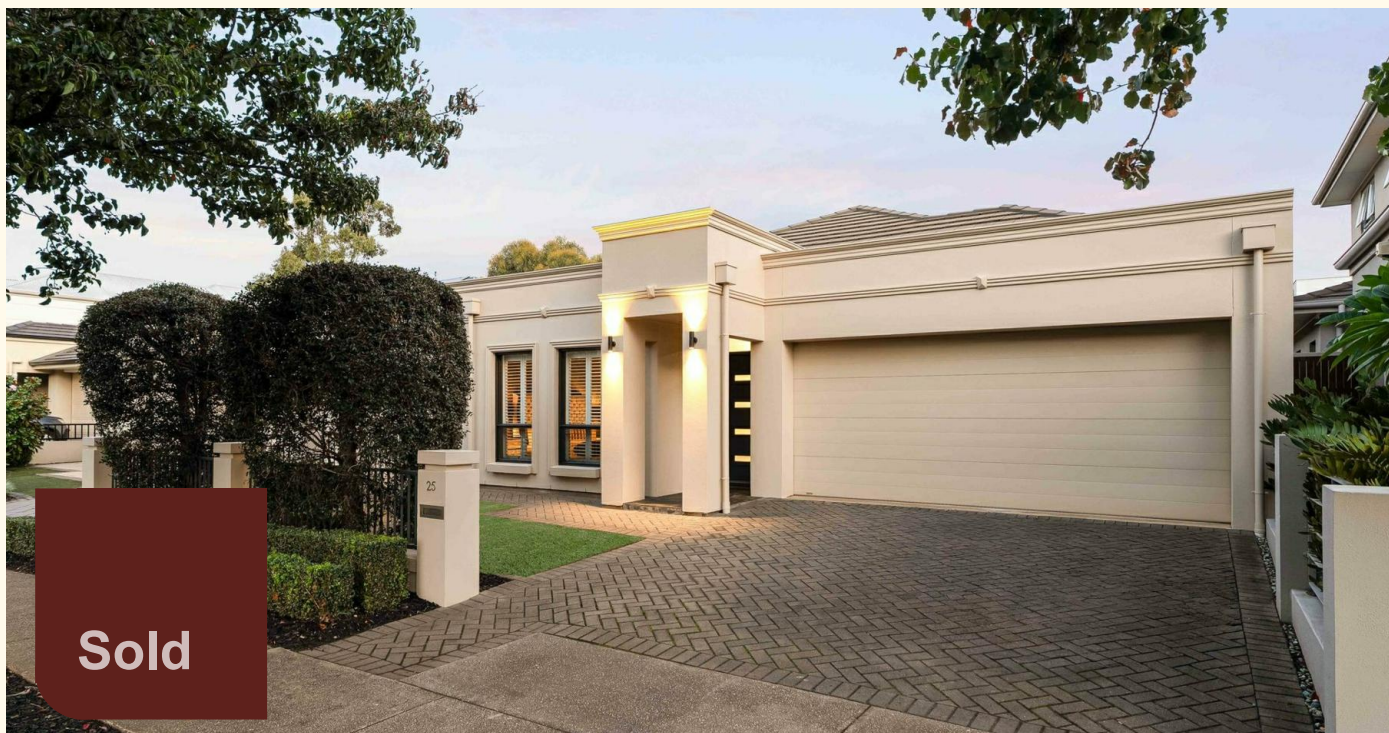


25 James Leal Drive, Underdale

## Contemporary Family Living with Alfresco Appeal by Linear Park

Perfectly positioned in sought-after Underdale, this contemporary family residence delivers an effortless blend of space, style, and lifestyle convenience. Just moments from the River Torrens and Linear Park trails, it offers an enviable setting where cycling, walking, and outdoor recreation are right at your doorstep, while remaining only minutes from the CBD and Henley Beach.

Recently renovated to a modern and luxurious standard, the home showcases beautifully updated kitchen and bathroom spaces, thoughtfully designed to elevate everyday living. Flexible in design, the floorplan offers either five bedrooms or four bedrooms with two separate living areas, catering perfectly to growing families, guests, or work-from-home needs.

At the heart of the home, the stunning designer kitchen is a true statement piece, featuring a beautiful stone island bench, quality appliances, wine fridge, and exceptional storage. Seamlessly connecting with the adjacent meals area, the space flows naturally to the outdoor entertaining zone, creating a cohesive environment for family living and entertaining.

5 2 4

### FOR SALE

\$1,530,000

### AGENTS

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### AGENCY

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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.



A spacious optional second living room provides a refined introduction to the home. The accommodation is thoughtfully arranged, including a well-appointed master bedroom with walk-in wardrobe and private ensuite, along with additional bedrooms positioned for privacy and flexibility.

The bathrooms have been renovated with a luxurious finish, featuring contemporary fixtures and a calming, high-end aesthetic. A practical laundry with ample storage and bench space further enhances the home's functionality.

Outdoors, the home continues to impress with a private entertaining area, neat lawn space, and low-maintenance garden beds-ideal for relaxed family living and weekend gatherings.

A secure garage with additional driveway parking ensures everyday convenience, while ducted reverse cycle air conditioning provides year-round comfort.

Set within a premium lifestyle pocket, the home is moments from River Torrens Linear Park Trail, The Brickworks Marketplace, and within easy reach of Henley Square's vibrant dining precinct and stunning local beaches. Families are well catered for with nearby schooling options including Lockleys North Primary School and Underdale High School.

#### Key Features:

- Flexible floorplan: 5 bedrooms or 4 bedrooms with 2 living areas
- Fully renovated with modern, luxurious kitchen and bathrooms
- Designer kitchen with quality appliances & wine fridge
- Open meals area with seamless indoor-outdoor flow
- Gas fireplace to lounge room
- Master bedroom with walk-in wardrobe and private ensuite
- Additional well-proportioned bedrooms with flexible use options
- Renovated bathrooms with high-end finishes
- Floor to ceiling tiling to wet areas
- Functional laundry with ample storage and bench space
- Private outdoor entertaining area with lawn and low-maintenance gardens
- Ducted reverse cycle air conditioning
- Security system
- Secure garage plus additional driveway parking
- Prime lifestyle location near Linear Park, CBD & beaches

#### Specifications

Title: Torrens Title

Year built: 2009

Land size: 414sqm (approx)

Council: City of West Torrens

Council rates: \$1,875.25 (approx)

ESL: \$180.75pa (approx)

SA Water & Sewer supply: TBC

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   | YGUHDM                                                                                                              |
| Property Type | House                                                                                                               |
| Land Area     | 414 m2                                                                                                              |
| Including     | Air Conditioning<br>Built-in-Robes<br>Close to Schools<br>Close to Shops<br>Close to Transport<br>Window Treatments |

**Thanasi Mantopoulos 0421 188 498**

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