



4/322 Henley Beach Road, Underdale

3 2 4

City-Fringe Convenience Meets Coastal Lifestyle with Rare Double Garage

FOR SALE
\$888,888

AGENTS

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AGENCY

LJ Hooker Mile End | Woodville
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Best Offers By Tuesday 3rd February @ 3pm

Perfectly positioned between the CBD and the coast, this generously proportioned home delivers low-maintenance living with the highly sought-after bonus of a secure double garage with storage - a true rarity in this tightly held city-fringe location.

Set just moments from cafés, shopping centres and public transport, the home offers everyday convenience right at your doorstep.

Inside, a spacious lounge room provides a comfortable retreat, complemented by a separate meals area adjoining the well-appointed kitchen. The kitchen features ample bench and cupboard space, a gas cooktop and dishwasher, making everyday cooking and entertaining effortless.

The main bedroom is positioned at the front of the home and enjoys a walk-in wardrobe, separate built-in wardrobe and a private ensuite. Bedrooms two and three are located further down the hallway, both

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.

LJ Hooker

fitted with built-in wardrobes and serviced by a centrally positioned bathroom complete with a bathtub. A functional laundry includes built-in storage and direct access to the rear yard.

Outdoor entertaining is easy with a paved, undercover alfresco area, perfect for hosting family and friends. The entertaining area overlooks a neatly landscaped, low-maintenance courtyard with garden shed for additional storage. Completing the package is a secure double garage, plus additional driveway parking in front of the garage for two vehicles, providing ample off-street parking offering exceptional practicality for busy households or professionals

Henley Beach Road places you just minutes from Adelaide's CBD while also providing direct access to the vibrant café and dining scene of Henley Beach. With public transport at your doorstep, plus nearby local shops, supermarkets, parks and quality schooling options, this is a lifestyle location that truly delivers on convenience.

Key Features

- Spacious lounge at the front of the home
- Three bedrooms, master boasts an ensuite, walk-in and built in robe
- Built in wardrobes to bedrooms 2 & 3
- Kitchen boasts ample storage and quality appliances
- Separate dining room
- Main bathroom includes a bathtub
- Laundry fitted with built-in storage
- Undercover entertaining area surrounded by garden beds
- Garden shed for additional storage
- Double garage with storage, plus two additional parking spots, providing ample off street parking
- Solar system

Specifications

Title: Community Title

Year built: 2005

Land size: 305 sqm (approx)

Council: City of West Torrens

Council rates: \$1,720.60pa (approx)

ESL: \$169.95pa (approx)

SA Water & Sewer supply: \$213.58pq (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 F41HDM
Property Type House
Land Area 305 m2
Including Ensuite
Air Conditioning
Close to Schools
Close to Shops
Close to Transport

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Approx Gross
 Living = 116m²
 Garage = 34m²
 Verandah = 32m²
 Porch = 4m²
 Total = 186m²

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For illustrative purposes only. All measurements are approximate.
 Andrew Waters Photography