

Underdale, 16A Wilford Avenue

Contemporary Executive Townhouse Moments for Linear Park

This Contemporary townhouse features a bright, open floorplan and high-quality fixtures and finishes throughout. Ideally located, this home provides residents with a desirable and convenient lifestyle.

The ground floor of this home features a light-filled open-plan living area, enhanced by floor-to-ceiling windows that flood the space with natural light. The generous kitchen includes abundant bench and cupboard space, complemented by quality appliances such as double Westinghouse ovens and integrated dishwasher. A conveniently located laundry and powder room complete the lower level.

Upstairs, a stylish timber staircase leads to a second living area with a warm, inviting ambiance and elevated views through large windows. All three bedrooms are generously sized, and two include built-in wardrobes, while the master suite features a walk in



For Sale
Please Call

View
ljhooker.com.au/XP4HDM

Contact
Thanasi Mantopoulos
0421 188 498
thanasi@ljhooker.me

Justin Peters
0423 341 797
justin@ljhooker.me



LJ Hooker Mile End | Woodville
(08) 8352 7111

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.

wardrobe, private ensuite and balcony. The main bathroom is well-appointed with a separate bathtub.

The home features a spacious paved courtyard that wraps around the property-ideal for entertaining year-round. A double garage with internal access provides ample off-street parking.

Ideally situated midway between the city and the sea, this home is just moments from Underdale High School and conveniently close to Flinders Park Primary School. Located in the heart of Underdale, you'll enjoy easy access to a variety of local restaurants and shopping options, including the Brickworks, Grange Road, Henley Beach Road, and public transport a short stroll away.

Key Features:

- Floor to ceiling windows at the front of the home
- Open plan living/meals space opening out to private yard space
- Kitchen offering plenty of bench and cupboard space, double oven and integrated dishwasher
- Laundry and powder room downstairs
- Second living room upstairs
- Master bedroom includes a spacious ensuite, private balcony and generous storage
- Remaining two bedrooms upstairs feature built-in wardrobes and large windows
- Block out blind with sheer curtains in all bedrooms
- Floating floorboards downstairs, cosy carpets upstairs
- Ducted reverse cycle air conditioning

Specifications

Title: Community Title

Year built: 2021

Council: City of West Torrens

Council rates: \$1,309.70pa (approx)

ESL: \$145.55pa (approx)

SA Water & Sewer supply: TBC

Strata: \$114 pq

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



LJ Hooker Mile End | Woodville
(08) 8352 7111

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.

More About this Property

Property ID	XP4HDM
Property Type	Townhouse
Including	Ensuite Air Conditioning Close to Schools Close to Shops Close to Transport Roller Door Access Window Treatments

Thanasi Mantopoulos 0421 188 498

Sales Executive | thanasi@ljhooker.me

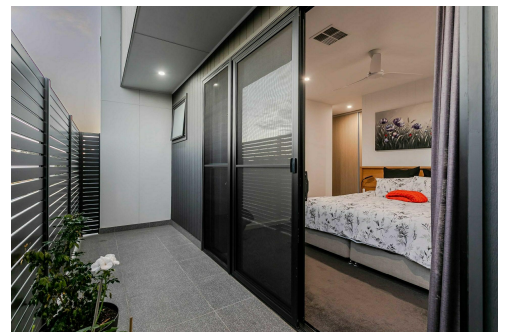
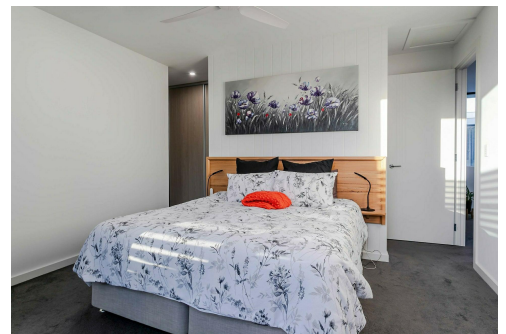
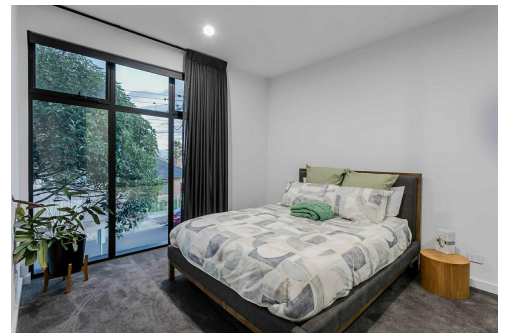
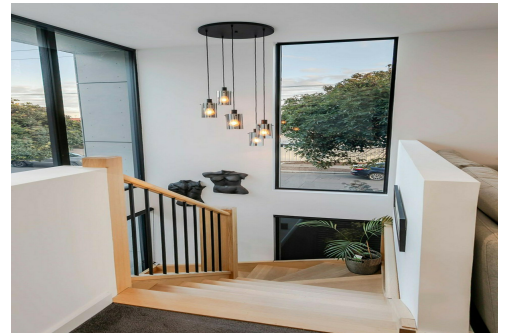
Justin Peters 0423 341 797

Principal | justin@ljhooker.me

LJ Hooker Mile End | Woodville (08) 8352 7111

206A Henley Beach Road, TORRENSVILLE SA 5031

mileendwoodville.ljhooker.com.au | admin@ljhookermileend.com.au



**LJ Hooker Mile End | Woodville
(08) 8352 7111**

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.