

47 Sherriff Street, Underdale

## Executive Townhouse —Modern Comfort in a Lifestyle Location




Auction | Sunday 14th December @ 11:15am

"Nottingham Terraces - Stage II Development". A Torrens Titled townhouse, designed for effortless contemporary living, this stylish executive residence offers a spacious and light-filled layout, quality finishes, and superb convenience in one of Underdale's most sought-after pockets.

Step inside to discover an inviting open-plan living and meals area, enhanced by high ceilings and large windows that flood the space with natural light. The open-plan kitchen is perfectly appointed for both everyday use and entertaining, featuring stone benchtops, quality appliances, ample storage and a breakfast bar for casual dining.

A guest WC is conveniently located downstairs, along with laundry facilities. Sliding doors open to the private courtyard, with room to enjoy a sun-kissed morning or a gathering of friends, and the lawn area, that's a favourable place for friends of the furry kind.

Upstairs, three well-proportioned bedrooms provide comfortable accommodation. The master suite boasts a walk-in wardrobe and a

3  2  2 

**FOR SALE**  
\$940,000

### AGENTS

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### AGENCY

LJ Hooker Mile End | Woodville  
(08) 8352 7111

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

stylish ensuite, bedrooms two and three include built-in robes. A private study nook and additional linen cupboard add further functionality to the upper level, along with a well-appointed main bathroom featuring a bathtub.

Comfort is assured year-round with ducted reverse-cycle air conditioning, while an alarm system provides peace of mind. Secure garage parking with internal access and an additional driveway space, make everyday living both convenient and secure.

Perfectly positioned, Underdale offers an enviable blend of urban convenience and relaxed coastal lifestyle. Enjoy nearby cafés, eateries, and the Brickworks Marketplace, while scenic strolls or bike rides along Linear Park are just moments away. Families will appreciate zoning and close proximity to quality education, including Torrensville Primary and Underdale High School.

### Key Features

- Bright open-plan living and meals area with high ceilings
- Spacious kitchen with stone benchtops, breakfast bar, quality appliances and abundant storage
- Downstairs powder room for guests
- Study nook upstairs plus linen storage
- Master bedroom with walk-in wardrobe and ensuite
- Bedrooms 2 and 3 both with built-in robes
- Main bathroom featuring a bathtub
- Sunkissed courtyard with concreted and grassed area
- Ducted reverse-cycle air conditioning and alarm system
- Secure garage with internal access, plus driveway parking
- Wake up every day to acclaimed Adelaide artist Jasmine Crisp's vibrant mural

### Specifications

Title: Torrens Title

Year built: c.2023

Council: City of West Torrens

Council rates: \$1,245.60pa (approx)

ESL: \$132.20pa (approx)

SA Water & Sewer supply: \$176.30pq (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 Y2SHDM  
Property Type Townhouse  
Including Ensuite  
Air Conditioning  
Built-in-Robes  
Carpeted  
Close to Schools  
Close to Shops  
Close to Transport  
Roller Door Access  
Security System

**Thanasi Mantopoulos 0421 188 498**

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

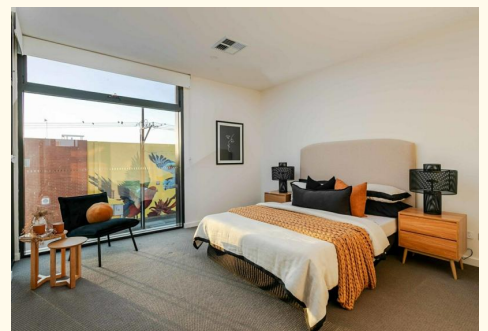
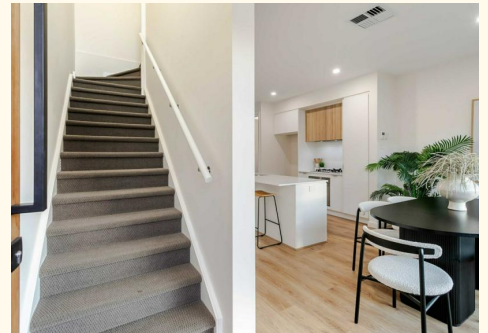
**Justin Peters 0423 341 797**

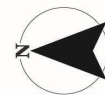
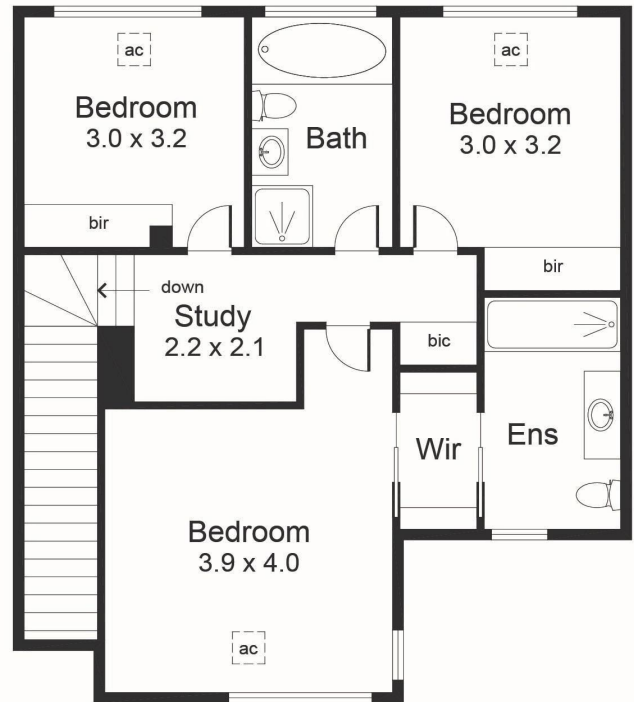
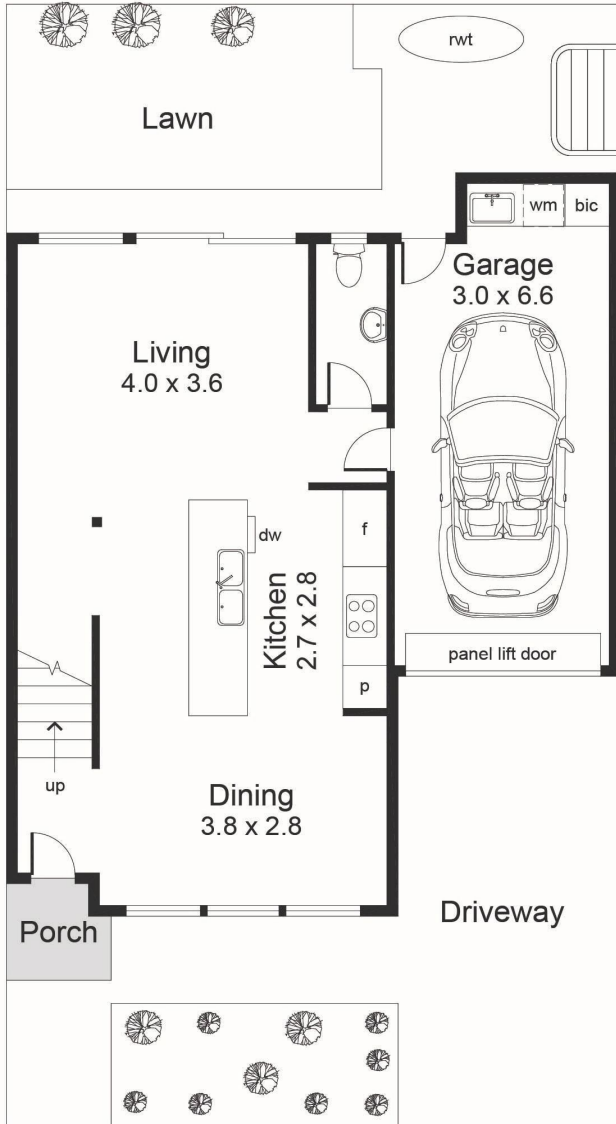
Principal | [justin@ljhooker.me](mailto:justin@ljhooker.me)

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

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