




4/5 Kenneth Avenue, Underdale

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## Bright & Spacious Family Living in a Desirable Location

This neat and well-maintained home presents a fantastic opportunity for first home buyers, investors, or those looking to downsize. This is a home that offers comfort, space, and a welcoming feel from the moment you arrive.

From the moment you step inside, you'll be greeted by a space that feels bright, welcoming, and effortlessly comfortable. At the front of the home, a spacious open-plan living and dining area is filled with natural light, thanks to large windows that create a warm and inviting ambience.

The heart of the home is the spacious kitchen, thoughtfully designed with a gas cooktop, ample bench space, and an abundance of storage, including a generous walk-in pantry.

Flowing through to the rear, a second living area offers flexibility for growing families, a quiet retreat, or an additional entertaining space.

The home offers three well-proportioned bedrooms, with the master featuring a built-in wardrobe for added convenience. The central bathroom is practical and family-friendly, complete with a bathtub and

**FOR SALE**  
Contact Agent

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a separate WC. The laundry is conveniently positioned with backyard access, along with generous linen storage in the hallway.

Step outside to an undercover entertaining area that overlooks neat and tidy garden beds, ideal for weekend barbecues or simply enjoying the outdoors. Completing the picture is a secure garage, an additional open car space, and a garden shed, providing plenty of storage and functionality.

Nestled in a quiet, well-kept group in a highly regarded pocket of Underdale, the property is only moments from Linear Park walking trails and local parks. Offering the best of both worlds between city and coast, it provides a relaxed and convenient lifestyle. Excellent schooling options are close at hand, with Lockleys North Primary, Flinders Park Primary, and Underdale High School all nearby.

#### Key Features

- Spacious and open plan living and meals area
- Kitchen boasting abundant storage, gas cooktop and a walk-in pantry
- Second living area towards the rear of the home
- Three bedrooms, master with a built-in wardrobe
- Central bathroom includes a bathtub and separate WC
- Laundry with storage, and direct backyard access
- Undercover entertaining area overlooking tidy gardens
- Secure garage parking, plus additional open parking space
- Ducted reverse cycle air conditioning
- Solar system - 5kw
- Garden shed for additional storage

#### Specifications

Title: Strata Title

Year built: c1991

Land size: 248sqm (approx)

Council: City of West Torrens

Council rates: \$1,275.95pa (approx)

ESL: \$97.25pa (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	YCNHDM
Property Type	Unit
Land Area	248 m2
Including	Air Conditioning
	Built-in-Robes
	Carpeted
	Close to Schools
	Close to Shops
	Close to Transport
	Heating
	Window Treatments

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