

28 Sherriff Street, Underdale, SA, 5032



House For Sale

Wednesday, 18 December 2024

28 Sherriff Street, Underdale, SA, 5032

Bedrooms: 5

Bathrooms: 3

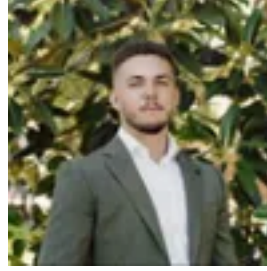
Parkings: 2

Type: House



Simon Kent

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Davis Pickering

Location and Lifestyle Living awaits you...Welcome Home!

Welcome to Underdale - a dynamic suburb, where the best of city convenience and coastal lifestyle meet. Classic and modern residences line the serene streets, creating a warm, family-friendly atmosphere that defines the community.

Convenience is redefined, with top schools, parks, recreational facilities, Henley, Grange and Tenneyson beaches within easy reach and the bustling Adelaide CBD precinct only 2kms away, providing everything you need for a comfortable modern lifestyle.

This captivating 5-bedroom home radiates charm, character and a robust sense of solidarity. Step inside to a welcoming family entertainment area, a haven for unwinding after a long day's work. Adjacent is the updated kitchen, effortlessly accessible and ideal for whipping up culinary delights on those long relaxing summer nights.

Bask in the abundance of space throughout the home, creating an atmosphere of comfort and warmth throughout all five bedrooms—simply waiting for you to dive in. The primary bedroom comes complete with a walk-in robe and ensuite for added convenience.

Navigate through the home to discover the inviting main dining space, a perfect setting for hosting family and friends during lively Saturday night gatherings and leisurely Sunday lunches. The seamless flow of the space enhances the home's welcoming ambiance. Bedrooms two, three and four all with built-in robes/storage.

Step into the backyard, where a vista of greenery and sparkling in-ground pool awaits. It's a haven for family entertainment, offering undercover alfresco living and space for the kids and pets. The outdoor setting becomes an extension of the home, creating a perfect backdrop for barbecues, gatherings, and making lasting memories.

The generous granny flat with bathroom / teenage retreat-family room / entertainers casual living area / lounge room / or media room will provide endless options for families or astute investors looking to generate additional rental income.

This isn't just a home; it's a lifestyle of warmth, and endless possibilities for you to create new family memories.

Key Features:

- Light filled primary bedroom with walk-in robe /built-in robe and ensuite
- Bedrooms two, three and four of good size
- Granny flat with bathroom and kitchen area including split system air conditioning
- Modern kitchen with solid bench-tops, sleek splash back with contemporary design cabinetry, gas cooktop, electric oven, dishwasher and ample bench space
- Generous living and family area with heating
- Open plan dining and casual living
- Main updated bathroom has full size family bath with rail shower, W/C and finished with vanity and premium tiles
- Convenient laundry room, with exterior access
- Extensive carport parking/additional off-street parking
- Large garage/work shop, storage for caravan /boat /motor enthusiast

- Sparkling In-ground swimming Pool - Chlorinated
- Generous teenage retreat-family room / entertainers casual living area / lounge room or media room/ granny flat with bathroom
- Wide rear verandah for outdoor living
- Large backyard with plenty of space for the kids to explore or pets to run around

Other Features:

- Daikin / Ducted reverse cycle air conditioning / Cooling & Heating
- Gas heating
- Re-wired throughout
- Large dual home office / space / study area
- Light filled sun room with outlook views
- Rinnai Instant Gas Hot Water service
- Solar Panel System with x 26 panels
- Water feature
- Extensive / additional off-street parking
- Low maintenance established front and rear gardens
- Extensive, undercover shed / storage
- Land size 930m2 (approx.)
- Rental potential \$760 - \$790 per week approx.

It's all about the family location! Ideally positioned close to the city & beaches, public transport, schools, local shops, reserves, recreational facilities,

Whats not to love...

Welcome to 28 Sherriff Street Underdale!

Specifications:

Council: City of West Torrens

Built: 1956

Council Rates: \$1,944.80 (approx.)

SA Water Rates: \$461.98 (approx.)

ES Levy: \$191.90 (approx.)

Rental Potential: \$760 - \$790 per week (approx.)

Allotment of 930m2 (approx.)

***Auction: Wednesday 18th December 2024 at 6:30PM (USP)

Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver.

PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to assist you in your value research.

The vendor's statement may be inspected at 184 South Road, Mile End for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

On behalf of Walkden & Co we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent advice.

For further information contact Simon Kent on 0488 441 848

Walkden & Co, your Underdale suburb real estate specialist.