

**12A Wilford Ave, Underdale, SA, 5032**



Real Estate

**Townhouse For Sale**

Wednesday, 13 November 2024

12A Wilford Ave, Underdale, SA, 5032

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Dan He  
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Samuel Ma

## Contemporary Low-Maintenance Living in Prime Location

Presenting an exceptional two-story home designed for contemporary, low-maintenance living, ideal for professionals, young families, downsizers, and investors alike. These modern residences offer spacious layouts with high-quality fixtures and elegant finishes, creating an inviting environment for comfortable, everyday living.

Set on a desirable corner position, this home features a large, low-maintenance courtyard with easy-care artificial lawn, ideal for outdoor entertaining. Located within easy reach of Brickworks Marketplace and beaches, the prime location puts you just 11 minutes from both the city and the coast with numerous public transport options nearby. A short drive takes you to Henley Beach Road, where a wide variety of cafés, restaurants, and shops await, while the scenic linear park trail-perfect for weekend walks and bike rides-is just a few hundred meters from your doorstep. For badminton enthusiasts, the convenience is unparalleled, with the ABC Badminton Club just a short walk away.

Downstairs, an open-plan living area welcomes natural light through large windows, highlighting the beautiful floating floorboards. The stylish kitchen boasts ample storage, stone benchtops, a gas cooktop, dishwasher, and a concealed microwave provision. Conveniently located off the kitchen, the laundry features built-in cabinetry, stone benches, and external access.

Upstairs, a secondary lounge or home office provides flexibility, with three well-sized bedrooms. The master suite includes a walk-through wardrobe, a dual-vanity ensuite with ample storage, and a private balcony-perfect for quiet mornings with a coffee or book. A spacious family bathroom with a separate bathtub completes this level.

Investors will appreciate the strong rental appeal, generous depreciation benefits, and high demand for these modern, easy-to-rent homes, making this an exceptional opportunity for lifestyle-focused buyers and astute investors alike.

### Features We Loved:

- Stone benches and gas cooking
- Open/separate living and dining area
- Master bedroom with private balcony
- Upstairs with a second living or home office space
- Private low maintenance courtyard
- Extra carport parking space
- 2.7m ceilings throughout
- Ducted reverse cycle A/C
- Proximity to schools such as Underdale High School and Torrensville Primary School

### Specifications

- CT: Volume 6254 Folio 800
- Title: Community Title
- Year built: 2021
- Council: City of West Torrens
- Council rates: TBC
- ESL: \$136.85 annual
- SA Water & Sewer supply: \$171.9 per quarter
- Community Fees: TBC
- Rental Appraisal: \$650 - \$680 per week

### Disclaimer:

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