

**10 Samuel Lewis Avenue, Underdale, SA 5032**



**Sold House**

Thursday, 21 December 2023

10 Samuel Lewis Avenue, Underdale, SA 5032

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 721 m2**

**Type: House**



Bronwyn Drabsch

## Contact agent

Situated on a fully-fenced valuable corner block of 721m<sup>2</sup> this gorgeous home was built in 2008 and is ideal for the growing family looking to get established in this increasingly popular area. The huge main bedroom features an enormous walk in robe and deluxe ensuite bathroom, complete with dual vanities and spa bath (perfect for a relaxing soak after a long week at work). The bedroom also features high vaulted ceilings and feature windows, giving a feeling of grandeur and providing an abundance of natural light. There are three additional bedrooms, all with built in robes, quietly tucked away from the living area on a separate passage. These bedrooms share access to the family bathroom. The formal living area features vaulted ceilings and is HUGE. Whilst this is perfect for those needing a formal lounge and dining area it is also a great space for a home theatre, kids rumpus room or perhaps perfect for those working from home, with handy rear access to the back garden. The well appointed kitchen adjoins the family room and is sure to be the heart of the home and cater for many family dinners. This opens out to the Alfresco area, complete with drop-down blinds AND ducted air-conditioning, the perfect spot for entertaining friends and family with a weekend barbecue while you watch the children play. There is an additional adjoining paved pergola area plus an extra paved area perfect for the trampoline or for the budding basketballer in the family to shoot some hoops. Additional features include:- Ducted reverse cycle air conditioning throughout- Decorative niches in the passage- Handy store shed- Double garage with automatic doors and handy storage cupboard- Security shutters to bedroom windows and security screens to front and back doors- Alarm system Only a short walk to Nazareth Catholic College Middle School and close to several other great public and private schools. You have a selection of great shopping centres nearby, are only approximately 5km to the city and 6km to Henley Beach. The River Torrens Linear park is just around the corner, perfect for the cyclist and for those that enjoy a morning walk or run. For the golfing enthusiast you have a choice of world class clubs only a short drive away and you are also close to many great restaurants, cafes and pubs. This certainly is convenient!

**RATES AND FEES:** Council rates: \$2,443.20 per annum  
SA Water - water rates: \$74.20 per quarter  
SA Water - sewer rates: \$184.20 per quarter  
Emergency Services Levy: \$231.40 per annum

**OTHER INFORMATION:** Council: City of West Torrens  
Year Built: 2008  
Land size: 721m<sup>2</sup>

**PLEASE NOTE:** This property is being auctioned with no price in line with current real estate legislation. To assist you with your research on the property's market value we can provide you with the recent sales for homes in the area. Please contact the agent and we can forward these to you. The vendor's statement can be provided to you via email or can be viewed at the agent's office in the three days preceding the auction (please contact the agent to arrange a time to view the document). The vendor statement will also be available for viewing at the property on auction day for 30 minutes before the auction begins. Whilst 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 their own independent advice. RLA309601