

16D Wilford Avenue, Underdale, SA 5032



House For Sale

Thursday, 30 November 2023

16D Wilford Avenue, Underdale, SA 5032

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Jason Mills

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Leanne Curzon

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\$749,000 - \$799,000

This architecturally designed, two-storey eco-townhouse, facilitates a sustainable lifestyle whilst drastically reducing living costs! Sustainability features, such as being all electric with onsite solar PV, high-performing double glazing throughout, energy efficient heat pump water system, and ample natural daylight and cross-ventilation, have been integrated with gorgeous, on-trend finishes to provide the best outcome for owners that value health, wellbeing and living light on Earth. This thoughtfully designed home is a showcase of practicality and style. Behind the front door lies a home that you will love, from the gorgeous timber floors to the custom-designed garden to provide an indoor-outdoor experience generally unavailable with dense, urban infill developments. The open-plan living area on the lower level is light and bright with timber floors, lots of natural light, and a built-in TV unit. Step through the sliding doors and enjoy your beautifully curated garden, complete with shading elements to protect the living space from the west sun, fruit trees, and raised vegetable garden beds. You'll love coming home to relax and know the townhome actively nourishes your health with good air quality - from cross ventilation and the low VOC paint installed - and excellent thermal comfort - through high-performing building fabric and having testing to confirm better than average air tightness. The designer kitchen will satisfy any chef with induction cooking, stone bench tops, ample cupboard space, and a stylish tiled splashback. Upstairs, you will find three spacious bedrooms, all with built-in robes. The generous master bedroom boasts a walk-in built-in robe and a sublime, naturally daylighted, ensuite. There is a second living room on this level for added space, flexibility, and privacy for your lifestyle needs. Your pursuit of reducing your carbon footprint can be realised with this house, being powered by renewables, a rainwater capture to the ensuite and garden, additional insulation in walls, floors, and internal walls, the most efficient heat pump hot water system on the market, unique ceiling fans and energy metering. This townhouse offers a fantastic cosmopolitan lifestyle, perfectly positioned between the CBD and the beach. With easy access to the River Torrens (Karrawirra Parril) Linear Park trail, you can leave the car at home and ride safely to work, or a joy ride down to Henley Beach or take the dog on a quick walk within the Western Suburbs best nature trail. More reasons to love this home:

- Architecturally designed eco-townhouse
- All electric home with solar PV - no fossil fuels and no need to ever pay for gas connection
- Net Zero living is possible with more solar energy generated than energy used throughout the year
- Most efficient, heat pump hot water system available in the Australian market, synced to solar energy generation
- Separate lounge room upstairs for flexible living
- Gourmet kitchen with induction cooking - easy clean kitchen with no toxicity from burning gas
- Custom designed garden booming with productivity
- Hidden laundry on the ground floor for ease of access
- High performance, low-E coated, double glazing throughout
- Additional insulation in external and internal walls and floor
- Unique ceiling fans in every room
- Energy metering to monitor ongoing energy use and solar generation on-site
- Lock up the garage with custom built-in shelving and another undercover carport
- Fibre to premise with data outlets on the ground floor and upstairs
- Multi-split air conditioning unit zoned for every room
- Deep bath for full submersion and enhanced relaxation
- Perfectly positioned between the city and the beach
- Easy access to River Torrens (Karrawirra Parril) Linear Park trail

There's no better time to live a sustainable, low-cost life in style. Call Jason Mills today. Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. RLA 276447.