

186A Holbrooks Road, Underdale, SA 5032



Sold House

Tuesday, 13 February 2024

186A Holbrooks Road, Underdale, SA 5032

Bedrooms: 3

Bathrooms: 2

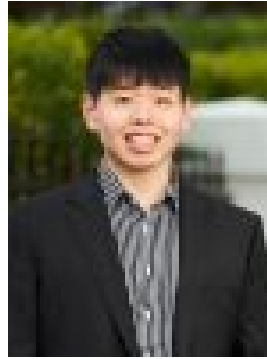
Parkings: 2

Area: 431 m2

Type: House



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\$877,000

Modern elegance and stylish sophistication run from start to finish in this beautiful contemporary property wonderfully positioned in the thriving heart of the west, and perfectly placed between the city and the sea for a lifestyle of understated convenience. Well designed with a free-flowing footprint gliding over large format porcelain floors, 186A Holbrooks captures the essential appeal of modern living with bedroom privacy reserved for the front of the house, while light-filled entertaining bookends the back of them home - letting you relax in peace or host to your heart's content with wonderful ease. Headlining the open-plan living is the sparkling stone-topped chef's zone ready to serve, socialise or scan across this bright and airy space. Whether you're a young couple eager to entertain friends or a growing family seeking a place to capture wholesome family time as you push through the day-to-day, you'll find nightly dinners and cosy evenings foremost on the agenda here. With effortless alfresco flow stepping off to a sun-bathed backyard of lush lawns, leafy private screening and picture-perfect sunset views, there's an invitation to enjoy morning coffee routines to summer season lunches while the kids play or family pet happily roams. A stunning 2007 build that hasn't aged a day, this superb property delivers a generous master bedroom featuring plush carpets, luxe dual-vanity ensuite and walk-in wardrobe, 2 additional ample-sized bedrooms either side of a central courtyard, while a sleek modern bathroom and family-friendly laundry with storage round-out a home that has all your creature comforts in hand. Moments to bustling shopping strips and precincts, a stone's throw to the iconic Linear Park inviting endless adventure, as well as enriching weekend walks or rides, walking distance to schools, and minutes to both the CBD, as well as the soft sands Henley Beach teeming with trendy cafés and restaurants; seizing such long-term lifestyle bliss doesn't get much better!

FEATURES WE LOVE

- Gleaming open-plan entertaining potential as the designer kitchen overlooks the dining, living and all-weather outdoor alfresco
- Sparkling chef's zone flush with stone bench tops and bar, abundant cabinetry and cupboards, subway tile splash, dishwasher, and stainless appliances including 900mm oven and gas stove top
- Lovely and private master bedroom featuring soul-soothing carpets, WIR and luxe ensuite
- 2 additional ample-sized bedrooms, both with plush carpets and one with BIRs
- Central courtyard adding more precious natural light into the home
- Light-filled main bathroom featuring separate shower and bath, as well as adjoining WC for added convenience
- Family-friendly laundry with storage, and ducted AC throughout for year-round comfort
- Sunny, low maintenance backyard with lush lawn and leafy private screening
- Double garage behind a long driveway, beautiful sandstone frontage and secure gated entry

LOCATION

- Walking distance to both Lockleys North Primary and Underdale High for stress-free starts to your day
- Wonderful access to the scenic Linear Park encouraging an active, outdoors lifestyle
- Around the corner from Henley Beach Road's thriving shopping strip, as well as the Brickworks Market for great shopping options
- Only 4km to the city, and less than 10-minutes to Henley Beach

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Norwood RLA 278530 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | West Torrens Zone | SN - Suburban Neighbourhood Land | 431sqm (Approx.) House | 182sqm (Approx.) Built | 2007 Council Rates | \$1608.4 pa Water | \$222.6 pq ESL | \$TBC pa