

# 3 Fernleigh Street, Underdale, SA 5032



## House For Sale

Thursday, 7 March 2024

3 Fernleigh Street, Underdale, SA 5032

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 670 m2

Type: House



Alistair Loudon  
0481361617



Wilson Bock  
0438904444

**\$1.05m**

Auction Sat, 23rd Mar - 1.30pm (usp)The records will say 'built 1948'. The beautiful reality is that this robust family home lives like a modern dream on the back of a reboot so comprehensive that it even included replacing the soil of it's boundless rear yard, making it a turn-key-ready answer for a growing family eager to plant their roots smack bang between the sea and CBD. When it came to retaining the ultra-functional original floorplan, the current owners lived by the motto "if it ain't broken, why change it". Instead, they spent years and considerable expense upgrading just about everything else. Their work is your gain. From the sleekly rendered facade and electronic gated entry to the bill-busting solar panels and every last down light and landscaped square inch, it's stylish rejuvenation left no blade of grass unturned and included sleek new wet areas and the addition of a crowd-pleasing alfresco pavilion. The sum of it,s parts is an enduring home that retains its original charm and super-charges your day to day on a plot with ample off-street parking, room for a pool one day, and a huge powered shed/garage for your big toys. Maybe it's time to get that boat? You are, after all, just an 8-minute drive from Henley Beach, not to mention just as close to the CBD, giving you the best of both worlds in a peaceful, family-friendly suburb. Just turn the key and go. Features we love...- Tastefully renovated throughout - Double brick construction - Powerful 6.6KW battery-ready solar system for reduced energy bills - Three-phase power- Flexible floorplan with multiple living zones - Remote gated entry to double carport - High ceilings and polished jarrah and pine floors - Ducted 6-zone heating/cooling system - Fully landscaped gardens with new paving, fencing, watering system, lawns - Large timber-decked pavilion completed in just 2023 - New hot water system - Updated window frames and furnishings - Loads of storage/updated joinery - Both bathrooms renovated in the past 12 months - New dishwasher and Puratap to large, ultra-functional kitchen - Separate updated laundry - Foxtel and NBN ready - Huge powered, insulated rear shed- Outdoor fire pit, veggie patches and citrus trees - A stroll from shops, supermarket and public transport - Close to a range of schools CT Reference - 5239/316Council - City of West TorrensCouncil Rates - \$1628.80 paSA Water Rates - \$197.00 pqEmergency Services Levy - \$170.95 paLand Size - 670m<sup>2</sup> approx.Year Built - 1948Total Build area - TBCm<sup>2</sup> approx.All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice.OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275403