

4/4 Howard Street, Underdale, SA 5032



House For Sale

Thursday, 29 February 2024

4/4 Howard Street, Underdale, SA 5032

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 258 m2

Type: House



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Best Offer By Tuesday, 12th March (USP)

Welcome to 4/4 Howard Street, located in the heart of Underdale - a residence that will appeal to first home buyers, small families, and investors alike. This property is in a prime location, strategically positioned between the coastal allure of Henley Beach and the vibrant atmosphere of the CBD. As you step inside, you are greeted by a spacious, open-plan living and dining area. The lounge room seamlessly connects to an outdoor courtyard, providing an inviting space to unwind in the fresh air. The kitchen is complete with a large breakfast bar, stainless steel appliances, a gas stovetop, and abundant cupboard storage. The three bedrooms are each spacious and have recently received brand new carpeting. The master bedroom includes a walk-in robe and an ensuite for added privacy, while bedrooms 2 and 3 feature built-in robes for practical storage. The main bathroom is equipped with a separate bathtub and shower, and the toilet is conveniently separate also. Venturing outside to the rear yard, a paved entertaining area awaits, setting the stage for hosting guests or relishing the outdoors on warm summer days. Additional features elevate the living experience, including split system air conditioning, gas hot water, a single garage with an additional driveway parking space, ceiling fans in each of the bedrooms, and fresh paintwork throughout the property. The strategic location of 4/4 Howard Street adds to its allure. Henley Beach's sandy shores are a mere 11-minute drive away, while Foodland Brooklyn Park is within walking distance around the corner. For more of a retail variety, the Brickworks Shopping Centre is a short 6-minute drive away. Families will appreciate the property's zoning to Lockleys North Primary School and Underdale High School, ensuring quality education for children. In a market where such well-positioned and feature-rich properties are a rarity, 4/4 Howard Street stands as a testament to modern living and convenience. Don't miss the chance to make this your home or investment opportunity of a lifetime. What we Love:

- Prime location between Henley Beach and the CBD
- Open-plan living and dining area
- Lounge room with access to outdoor courtyard
- Well-equipped kitchen with large breakfast bar
- Stainless steel appliances and gas stovetop
- Master bedroom with walk-in robe and ensuite
- Bedrooms 2 and 3 with built-in robes
- Ceiling fans in each bedroom
- Brand new carpet in each of the bedrooms
- Main bathroom with separate bathtub and shower
- Paved entertaining area in the rear yard
- Split system air conditioning
- Gas hot water system
- Single garage with an additional driveway park
- Freshly painted throughout
- 11-minute drive to Henley Beach
- Walking distance to Foodland Brooklyn Park
- 6-minute drive to Brickworks Shopping Centre
- Zoned to Lockleys North Primary School and Underdale High School
- Ideal for first home buyers, small families, and investors
- A unique and coveted opportunity in the market

Specifications: Community titled
Year built - 1999
Council rates - \$1,221.55 per annum
ESL - \$292.85 per annum
Land size - 258sqm (approx.)
Water rates - \$74.20 per quarter
Sewer rates - \$92.10 per quarter
Community insurance - \$456.44 per annum
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.