

1/14 Layton Street, Fulham, SA 5024



House For Sale

Wednesday, 7 February 2024

1/14 Layton Street, Fulham, SA 5024

Bedrooms: 3

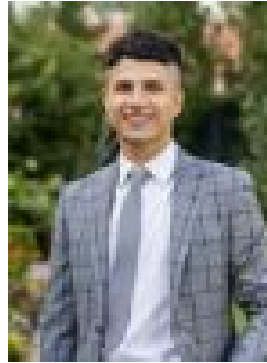
Bathrooms: 1

Parkings: 2

Type: House



Rod Smitheram
0417626037



Nathan Viola
0424793656

Auction (USP)

Welcome to 1/14 Layton Street, Fulham - a delightful 3-bedroom haven tailor-made for buyers seeking the perfect blend of comfort and coastal convenience. Overlooking Ashburn Avenue Reserve, a quiet park in a family friendly pocket of Fulham, with a playground for children to enjoy. Just a short 5-minute drive from the vibrant Henley Square, this property beckons those yearning for a laid-back lifestyle by the sea. Step inside and immerse yourself in the seamless flow of open-plan living and dining. The kitchen boasts a breakfast bar, stainless steel appliances, and ample storage. Bask in the sunlight of the sunroom breakfast nook, complete with a skylight illuminating the heart of the home. There are two generously sized bedrooms and a third rumpus/bedroom, with one featuring a built-in robe for practical storage. The main contemporary bathroom is updated, caters to all bedrooms, ensuring a relaxing retreat. Additionally, a second separate toilet adds a touch of convenience. Step outside to find a paved outdoor space - perfect for entertaining or simply enjoying the fresh coastal air. Additional features include ducted air conditioning, a double garage, and a low-maintenance front yard. Situated in proximity to local amenities such as Fulham Gardens Shopping Centre, Harbour Town, and Jetty Road, this property is a mere 5 minutes away from the golden sands of Henley Beach. Golf enthusiasts will appreciate the closeness to Kooyonga Golf Club. This property conveniently has zoning for Henley Beach Primary School and Henley High School. What we Love: • Ideal for first home buyers • Overlooking Ashburn Avenue Reserve • Open-plan living and dining • Kitchen with breakfast bar, stainless steel appliances, and ample storage • Sunroom breakfast nook with skylight • Three generously sized bedrooms; one with BIR • Main bathroom with bathtub • Additional separate toilet for convenience • Paved outdoor space • Ducted air conditioning • Double garage • Low-maintenance front yard • Short 5-minute drive to vibrant Henley Square • Proximity to Fulham Gardens Shopping Centre, Harbour Town, and Jetty Road • 5 minutes from Henley Beach's golden sands • Close to Kooyonga Golf Club • Zoned for Henley Beach Primary School and Henley High School Auction: Saturday, 24th February 2024 at 10:30am (unless sold prior) Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 742 Anzac Highway, Glenelg, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.