

1 Everritt Avenue, Fulham Gardens, SA 5024



House For Sale

Tuesday, 21 November 2023

1 Everritt Avenue, Fulham Gardens, SA 5024

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 620 m2

Type: House



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Auction On-Site Saturday 9th December 11:00AM

Wonderfully positioned in one of the most thriving seaside locals routinely sought-after for its fantastic family-friendly appeal and incredible proximity to the soft sands of Henley bringing you a beach lifestyle most can only dream of, 1 Everitt Avenue is a much-loved mid-70's property spilling with potential and possibility. From eager families looking for a spacious base to renovate, update and transform right through to ambitious developers keen to reimagine this 620sqm(approx.) corner block beauty (STCC) - options abound and so do the high value, long-term prospects. With solid brick footings and a surprisingly spacious footprint delivering a comfortable canvas, enjoy a light-filled living, open and airy kitchen and dining letting the resident cook whip-up delicious dinners and where generous stone bench tops let you socialise as you serve, as well as a large family retreat offering more ideal space to relax, unwind or entertain friends and family. Easy outdoor living is part-and-parcel of life here too as the dining opens directly to both an undercover and sunbathed alfresco area, all overlooking a sweeping backyard of low maintenance lawns and neat garden beds ready to be revitalised. You'll also find three well-sized bedrooms including master with private ensuite, central main bathroom with separate WC for added convenience, practical laundry with storage and ducted AC throughout in what is a contemporary home spilling with welcome comforts. So, whether you're looking for an entry into this ever-popular pocket of the sunny west or a parcel to build a seaside stunner from the ground up, this picture-perfect address where nearby leafy reserves and parks are a plenty, public and private schools are but a short walk from your front door, and the bustling Fulham Gardens Shopping Centre around the corner will surely be the end of your searching. **FEATURES WE LOVE** • Generous 620sqm (approx.) corner block allotment inviting a range of exciting renovation, redesign or rebuild possibilities (subject to council conditions) • Much-loved original home offering formal living, open-plan dining and updated contemporary kitchen with great bench top space, gleaming stainless appliances including dishwasher, and spacious family retreat • Bright and airy master bedroom featuring private ensuite • 2 additional ample-sized bedrooms well placed either side of the original bathroom with separate shower and bath, and separate WC • Functional laundry with storage, ducted AC throughout and split-system AC in family retreat • Cosy undercover alfresco area overlooking a sunny and spacious backyard with large storage shed • Double garage with dual roller doors and large front yard **LOCATION** • A short stroll to local reserves, as well as Fulham North Primary, Henley High and St Michael's for hassle-free morning commutes with the kids • Around the corner from Fulham Gardens Shopping Centre for all your daily essentials • Moments to the vibrant Henley Square and Beach teeming with popular cafés and restaurants, and a picture-perfect summer lifestyle right at your fingertips **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 | Charles Sturt Zone | GN - General Neighbourhood \\ Land | 620sqm (Approx.) House | 218sqm (Approx.) Built | 1977 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa