

1 Porter Crescent, Fulham Gardens, SA 5024

House For Sale



Thursday, 16 November 2023

1 Porter Crescent, Fulham Gardens, SA 5024

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Nazza Mina

0451517138

Auction (USP)

A fabulous opportunity for those looking for a close-to-coast lifestyle and an excellent investment in a prime location. This well-presented solid brick property nestled in highly popular Fulham Gardens presents the perfect gift-wrapped parcel of summer-ready lifestyle perks! Welcome home to a beautiful mix of natural materials, neutral tones and an abundance of natural light. Showcasing exceptional versatility for all generations of families, professionals working from home, downsizers and those who just love to entertain, three generously sized bedrooms and open plan living offer wonderful connectivity and plenty of space. The centrepiece of this home is the light filled kitchen and living, with timeless timber flooring and a seamless open plan footprint that is functional and effortless. For the chef and the entertainer, whipping up meals for friends and family is a delight. Bathed in natural light, sleek appliances and packed with streamlined under bench cabinetry, workspace ready benchtops are decluttered for relaxed entertaining. The open plan kitchen, dining and living flow through to wonderful alfresco dining under the covered outdoor entertaining area - perfect for get togethers all year round. As the grill master whips up deliciously charred meals on the BBQ, you'll be spending less time in the kitchen and more time soaking up those balmy evenings - it's the easiest way to please a big crowd! Experience year-round comfort with reverse cycle split system air-conditioning and indoor ceiling fans for energy-efficient regulation of temperatures in the home. Location, location, location - with blissful beachfronts beckoning, this location is truly second to none. It really is no secret that everyone wants a slice of this laid-back beachside neighbourhood, located just a short commute from the city. Offering all the creature comforts of a brilliant coastal lifestyle within walking distance, Fulham Gardens is hard to match. Ideally situated just a stone's throw from the Henley Beach coastline - your morning swim, walk or run has never been more scenic. Nature lovers, take a leisurely stroll along the tranquil River Torrens and keep the kids entertained at the many playgrounds and reserves dotted throughout the suburb. For the golf enthusiasts, you'll find four of Adelaide's premier golf courses all within a 10-minute drive. All your retail shopping and dining conveniences are sorted too with Fulham Gardens Shopping Centre, Harbour Town and the trendy Henley Square Pavilion, just steps from Henley Square's golden sands, famous cafes and restaurants - because life is for living. With access to quality education such as Montessori House, Fulham Park Kindergarten, Fulham Gardens Primary, Fulham North Primary, Star of the Sea, Henley Beach Primary, Henley High and St Michael's College - it's all here!

What we love:-
- Fantastic opportunity to live between the city and sea!
- Neutral tones throughout, providing the perfect base for stylish living-
- Extensive natural light filled open living with timber floors-
- Three generous bedrooms, two with built in wardrobes-
- Spacious living with reverse cycle air conditioning and heating-
- Ceiling fans to main bedroom and living-
- Large modern kitchen with stainless steel appliances and fittings, ample cupboard storage and bench space, double sink and gas cooking-
- Huge veranda with outdoor blinds for year-round alfresco entertaining-
- Modern bathroom with separate shower and bath-
- Separate toilet-
- Separate laundry-
- Off street carparking for 3 vehicles-
- Single garage-
- Low maintenance, easy care front and back yards-
- Rear garden shed-
- Nothing to do, just move in!

Auction: Saturday, 2nd December 2023 at 1.00pm (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.