

**10A Crace Road, Fulham, SA 5024**



**House For Sale**

Friday, 24 May 2024

10A Crace Road, Fulham, SA 5024

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 424 m2**

**Type: House**



Anthony Fahey  
0882359822



Samuel Parsons  
0431934575

## UNDER CONTRACT CONTACT AGENTS!

Custom designed and build circa 2017 this striking freestanding home is sure to impress. Set on a generous 424sqm offering a flexible floorplan that can accommodate up to four bedrooms or multiple living rooms, with a spacious usable rear lawn area ideal for children and pets. Ideally positioned just back from the Henley South border, and a short stroll to the recently upgraded Torrens Linear Park trail. Zoned for both Henley High and Henley Primary with all other local amenities including the Coral Sea reserve and of course the beach all within walking distance. Whether as a upgrade home or for investment this tightly held pocket of Fulham ticks all the boxes. Features of the home include:-  
- Wide street frontage.  
- Double garage with plenty of room for additional vehicles off street.  
- Spacious open plan main living / dining room.  
- On trend kitchen equipped with 20mm stone benches, 900mm oven, 900mm induction cooktop, integrated dishwasher and plenty of storage.  
- Undercover outdoor alfresco integrates seamlessly with the main living area, ideal for entertaining.  
- Large downstairs master bedroom includes a full walk in closet and fully tiled ensuite bathroom with a heated towel rail.  
- Upstairs there is a purpose inbuilt study nook.  
- Option of a roomy fourth bedroom or second separate living room.  
- Bedrooms 2 and 3 are both a great size.  
- Luxurious fully tiled main bathroom includes a separate bath and shower.  
- Downstairs laundry room leads to a side utility yard.  
- Separate downstairs powder room.  
- Private rear yard with manicured lawn and feature plants.  
- Open courtyard off of the main hallway. Other features include:-  
- Under floor heating in the ensuite bathroom.  
- Ducted zoned reverse cycle air con system throughout.  
- Keyless door entry.  
- Intercom & alarm system.  
- Modern floor tiles to the main living area, and plush carpet to all bedrooms.  
- Stylish selection of all window treatments.  
- Additional storage / linen cupboards including under stair storage. All this and more in the ever popular and family friendly suburb of Fulham. Positioned within close proximity to the beach, Linear Park, local shops, playgrounds, public transport and much more. With easy access back into the Adelaide CBD this seaside location is hard to beat. Contact Agents for further information. RLA 183205