

11 Betty Avenue, Fulham Gardens, SA 5024



House For Sale

Saturday, 25 November 2023

11 Betty Avenue, Fulham Gardens, SA 5024

Bedrooms: 3

Bathrooms: 3

Parkings: 4

Area: 787 m2

Type: House



Anthony Fahey



Tom Royal

0433351550

Auction On Site

Perfectly positioned surrounded by Reserves, the opportunities are endless with this rare and exciting offering. Set adjacent to a Reserve with a picturesque outlook, this sizable allotment of approximately 787m² with a generous 17.98 metre frontage and a North facing backyard, provides numerous classes of buyers with a multitude of options. Simply move straight in and enjoy, renovate and extend or knock over and build your dream home or redevelop 2 new masterpieces that will demand a superb resale value (subject to Council consents). The choice is yours! General Neighbourhood Zone. Boasting many fine features which include: -3 double sized bedrooms (master with walk-in in robe and ensuite). -Elegant sunken formal lounge room which is conveniently positioned near the front entrance and complemented with a bar. - Formal dining room - Impressive kitchen with plenty of cupboard storage and electric cooktop - Adjoining meals/ family area - Neat and fantastic sized bathroom which is central to all the bedrooms. - Sizable laundry with linen press storage and direct access to the rear yard. - Double garage with store room and drive through access. - Stylish selections of all window treatments. - Ducted reverse cycle air conditioning throughout - Carpet and tile flooring throughout the home. - Fruit Trees - Outdoor shutters - Sunroom letting in all the natural light - Shed with power and workshop - Outdoor entertainment area - Outdoor shower and toilet - Landscaped front and rear gardens which encompass plenty of lawn areas - perfect for young kids or the family pets. All this on approximately 787m² of land. Local attractions within close proximity include the Torrens "Linear Park", Collins Reserve, the Fulham Gardens Shopping Precinct, classy café's and Restaurants, quality private and public schools, public transport and much more! "Don't be late! It's all about location and lifestyle!" Auction On Site Saturday the 9th of December at 3pm (Unless Sold Prior) PLEASE NOTE THAT THE FORM 1 - VENDOR'S STATEMENT (SECTION 7) LAND AND BUSINESS (SALE AND CONVEYANCING) ACT 1994 WILL BE MADE AVAILABLE TO THE PUBLIC AT RAY WHITE HENLEY BEACH 206A MILITARY ROAD HENLEY BEACH SA FOR 3 CLEAR BUSINESS DAYS PRIOR TO THE AUCTION DATE. 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. RLA 183205