

12/440 Grange Road, Fulham Gardens, SA 5024



Sold Unit

Wednesday, 6 March 2024

12/440 Grange Road, Fulham Gardens, SA 5024

Bedrooms: 2

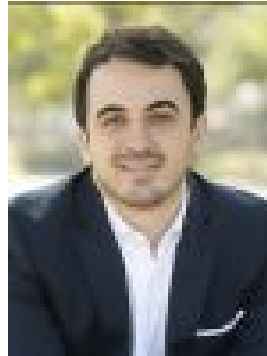
Bathrooms: 1

Parkings: 2

Type: Unit



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Contact agent

Best Offers By Wednesday March 20th @ 12pm Positioned in the sought after suburb of Fulham Gardens, this well kept courtyard unit will appeal to first home buyers, downsizers or investors. Set towards the back of the block, this unit offers a quiet and secure lifestyle. Entering the home into the lounge room, you're greeted with plenty of light through the bay windows and a stunning feature brick wall. You'll find two good sized bedrooms and a central bathroom just off the main hallway. The kitchen has plenty of space and storage, as well as gas cooking, and the separate meals area leads through to the back courtyard. A separate laundry just off the dining room includes a built-in cupboard for extra storage. The low maintenance courtyard has a hard top roof for year round entertaining, plus there is a lock up garage with roller door and internal access. The home is also fitted with ducted air conditioning. This property offers easy access to a range of amenities including shopping at Westfield West Lakes and Fulham shopping centres, local schools and parks including Collins Reserve which features a skate park, cricket ground and tennis courts. Also just a short drive to both Henley and Grange beaches, enjoy a morning walk and coffee along the esplanade or catching up with friends at the popular Henley Square. Key features - Lounge with bay window- Two good sized bedrooms- Central bathroom with separate WC- Separate laundry with storage- Kitchen with plenty of bench and cupboard space, and gas cooking- Separate dining room- Tidy courtyard and low maintenance gardens- Garage with roller door and internal access- Ducted reverse cycle air conditioning throughout Specifications Title: Strata titled Year built: c1984 Council: City of Charles Sturt Council rates: \$1054.80pa (approx) ESL: \$113.50pa (approx) SA Water & Sewer supply: \$153.70pq (approx) Strata: \$412pq (approx) All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629