

12 Ayton Avenue, Fulham, SA 5024



House For Sale

Friday, 24 May 2024

12 Ayton Avenue, Fulham, SA 5024

Bedrooms: 6

Bathrooms: 3

Parkings: 2

Area: 943 m2

Type: House



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Auction On-Site Saturday 8th June 11AM (USP)

Welcome to 12 Ayton Avenue, Fulham - a stunning two-storey residence that redefines modern family living. As you step inside, you'll be greeted by an expansive entry hall with a stunning chandelier and elegant stairway leading you through the home. The inviting formal lounge flows seamlessly into the elegant dining area. The heart of the home, a spacious and modern kitchen with family area offers a taste of luxury. Featuring a walk-in pantry, an island breakfast bar with stone waterfall countertops, a six-burner gas stove, dishwasher, built-in coffee maker, and a Puratap, catering to all your culinary needs. The ground floor also includes a cozy bedroom or home office, a convenient bathroom with a separate toilet, a spacious laundry room, and abundant storage options. Upstairs, the opulent main suite offers a private retreat with its own ensuite bathroom, ensuring ultimate comfort. Four additional, generously sized bedrooms share a well-appointed bathroom featuring a dual vanity, soothing bathtub, elegant floor-to-ceiling tiles, and a stunning dual shower. The first floor is further enhanced by a charming, spacious balcony with stunning arches, where you can unwind and enjoy the views with family and friends. An additional rear balcony is accessible from the fifth bedroom, perfect for enjoying your morning coffee while overlooking the backyard. Ensuring year-round comfort with the reverse cycle ducted air conditioning system upstairs, to the split systems on the lower level. A security system with cameras offers peace of mind, and stunning plantation shutters grace every window for stylish comfort. Step outside to discover an entertainer's paradise. The outdoor area features a sparkling swimming pool and a shaded pergola with a barbeque area, ideal for hosting gatherings. Meanwhile, a storage shed provides extra storage space for the pool accessories, ensuring a clutter-free yard. The double garage ensures secure parking for two cars with a secure storeroom or workshop, completing this meticulously refurbished home. Situated in the vibrant suburb of Fulham its proximity to top-rated schools, diverse shopping options, and beautiful beaches make it an ideal location for families. Enjoy a quick twenty-minute drive to the city, or take a leisurely fifteen-minute stroll or three-minute drive to Henley Beach. Nearby parks, such as East Parkway Reserve and Ashburn Avenue Reserve, provide ample outdoor recreation opportunities. Plus, local dining favourites like Nauti Buoy and The Stunned Mullet are just around the corner. Discover the perfect family haven in this thriving community.

Property Features:

- The master bedroom has built-in robe storage, a private ensuite, and balcony access
- The main bathroom features a dual vanity, bathtub, floor-to-ceiling tiles, and a stunning dual shower, with a separate toilet
- Stunning tiled balcony with arches
- Formal lounge and dining room on the lower level with stunning arches
- Open plan family, meals, and kitchen area
- The kitchen has an island breakfast bar with stone waterfall counters, Fisher and Paykel double drawer dishwasher, walk-in pantry, Puratap, six-burner built-in gas stove, dual built-in oven, built-in coffee machine, and abundant storage and bench space
- Stunning entrance with elegant staircase and chandelier
- Spacious laundry room with abundant storage space
- Downstairs bathroom with glass shower, vanity storage, floor-to-ceiling-tiles, and a separate toilet
- Reverse cycle ducted air conditioning & split system air conditioning
- Security system with cameras
- Double garage with panel lift doors and roller door drive through access to the backyard
- Pitched roof semi-enclosed pergola, and paved patio
- Outdoor storage room for the pool with connecting pergola and built-in barbeque area
- Low maintenance backyard with lawn space and inground swimming pool
- Stunning refurbished frontage with expansive tiled portico
- Additional off-street parking in the sealed driveway

The nearby unzoned primary schools are Fulham North Primary School, Fulham Gardens Primary School, West Beach Primary School, and Kidman Park Primary School. The nearby zoned secondary school is Henley High School.

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.

RLA 322799 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 | CITY OF WEST TORRENS Zone | General Neighbourhood Land | 943sqm (Approx.) House | 611sqm (Approx.) Built | 1981 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa