

13B Madeline Avenue, Fulham Gardens, SA 5024

**NOAKES
NICKOLAS**

Sold House

Saturday, 25 November 2023

13B Madeline Avenue, Fulham Gardens, SA 5024

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



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Set for a late summer 2023 completion by Global Constructions, three brand new dwellings offer exemplary modern living and a coastal lifestyle just seven minutes from the shores of Henley. Fronting onto Sharpes Avenue with sleek rendered and glass facades, each two-storey townhome offers four bedrooms, three bathrooms and two internal living spaces. Lot 1: Corner allotment offering approx. 259m² of living including butler's pantry Lot 2: Approx. 268m² of living including Alfresco Lot 3: Approx. 262m² of living including Alfresco and butler's pantry Family flexibility is the theme across the floorplan. Downstairs, large bedrooms with built-in robes enjoy ensembles of direct access to the first bathroom, creating a great guest, parent or teen bedroom. Upstairs, retreats provide a convenient second living space. Two further bedrooms offer built-in robes and share use of a large main bathroom with floor-to-ceiling tiling and freestanding bath, while the main bedrooms are complete with walk-in robes and stylish ensembles. Large bathrooms all come with dramatic floor-to-ceiling tiling wall-hung vanities. Ground floor open plan living is set up for year-round pleasure, from a feature fireplace and for the winter, to vast sliding doors to the outdoors for warmer weather. Home cooks will love the generous stone-topped island benches, Stainless Steel appliances and excess of storage, while BBQ gas and hot water points are in place to allow for a future outdoor kitchen, if that's your style. For leisure and pleasure, you're a short drive to Kooyonga Golf Club and Chicco Palms, the restaurants of Henley Square and of course, that endless esplanade, stretching from Semaphore to Seacliff. For an exciting new standard of living that offers the best of location, comfort and style, please get in touch. More features to love:- Reverse cycle ducted A/C throughout plus feature fireplace- 2.7m ceilings and LED downlights throughout- Timber look floors throughout living spaces and high-quality carpeted bedrooms- Double garage with auto panel lift door- Ground floor guests' powder room- Irrigated landscaping- Zoned to Henley High, walking distance to Fulham North Primary and within the catchment area for Henley Community Kindergarten- Easy access to public transport along Tapleys Hill Road- Just 7km to the Adelaide CBD Disclaimer: 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.