

14 La Jolla Avenue, Fulham, SA 5024



House For Sale

Monday, 22 January 2024

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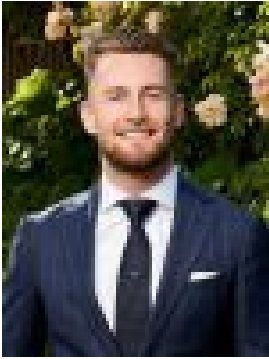
Bedrooms: 5

Bathrooms: 2

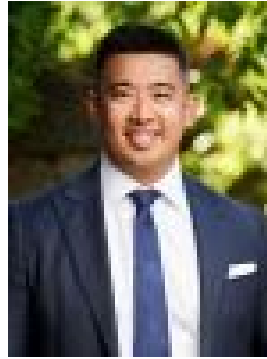
Parkings: 4

Area: 697 m2

Type: House



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Auction On-Site Saturday 10th February 10:00AM

A stone's throw to the soft sands of Henley Beach, this big block beauty delivers the perfect base for those thrilled with the thought of renovating and updating this incredibly versatile solid c.1965 property set on a sweeping 697sqm (Approx.) parcel, or simply seize coveted space in this sought-after locale to redesign and rebuild from the ground up (STCC). Enjoy a huge bay-windowed formal lounge and dining that opens to a sprawling all-weather alfresco for wonderful indoor-outdoor entertaining potential, while a central kitchen provides great a stress-free space to cook with company and helping hands. A lovely bay-windowed office/bedroom completes the ground floor before upstairs reveals a remarkable 4-bedroom footprint, light-filled study nook, as well as one of two bathrooms (the other downstairs), giving this home loads of appeal both short and long-term. The real drawcards here though are the potential that such an exciting block offers now or one day to build the home of your dreams, together with a raft of lifestyle boxes that simply can't be overstated. From morning leisure walks with the kids to Fulham North Primary and Henley High, a string of popular seaside cafés, restaurants and bars serving up an unrivalled social scene, while the summer season needs no invitation to spend long days and balmy nights savouring Adelaide premier coastline just 1.5km from your front door - labelling this one anything but the opportunity of a lifetime would be seriously underplaying it!

FEATURES WE LOVE

- Exciting 697sqm (approx.) property inviting a range of architectural renovation, redesign or rebuild possibilities in this hugely sought-after beachside suburb (subject to council conditions)
- Neat and tidy mid-century home featuring large and light-filled formal lounge, formal dining, and spacious kitchen with great bench top space, abundant cabinetry and large pantry, as well as backyard views
- Huge outdoor entertaining area under an all-weather verandah, and overlooking the sunbathed backyard with sprawling lush lawn and feature ponds
- Versatile 5-bedroom footprint with 4 generous bedrooms upstairs, 3 with BIRs and one with private balcony, plus a light and airy study nook and contemporary bathroom
- Another ample-sized bedroom downstairs with another bathroom and practical laundry
- Secure double carport plus long 5m x 11m garage-shed

LOCATION

- Strolling distance to Fulham North Primary and Henley High for stress-free starts to your day, as well as a range of local, leafy reserves for plenty of outdoor adventure
- An astonishing 1.5km to the soft sands of Henley Beach offering an incredible summer lifestyle for the whole family, from morning and sunset esplanade walks to whole days spent in the water
- Moments to the long list of trendy cafés, restaurants and bars dotted along Seaview Road for an unrivalled social scene, as well as Foodland Henley Square for all your daily essentials

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 | West Torrens Zone | GN - General Neighbourhood \\ Land | 697sqm (Approx.) House | 344sqm (Approx.) Built | 1965 Council Rates | \$2,086.95 pa Water | \$694.62 pq ESL | \$464.90 pa