

16 Gail Road, Fulham Gardens, SA 5024



House For Sale

Tuesday, 30 January 2024

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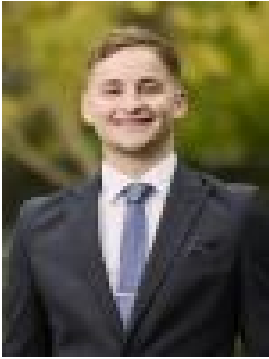
Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 587 m2

Type: House



Savvas Eftimiou
0414263428



Michael Grevelis
0413425057

Auction On-Site Sunday 18th February 2:00PM

Step into a world of modern comfort perfectly blended with old-world charm in this captivating 3-bedroom, 1-bathroom residence. Nestled in a serene neighborhood, close to all amenities, this home offers a perfect blend of contemporary function and attractive features. As you enter through the welcoming front porch, the entry room sets the tone for the spacious interior of this brick home. Preserving a touch of uniqueness and charm, some original design features like exposed timber beams and slate tile floors in some areas add warmth and character. The home also features ducted evaporative air-conditioning for year-round comfort. The master bedroom, strategically positioned at the front of the home, ensures tranquillity, boasting built-in robes and a peaceful ambience. The fully tiled bathroom indulges you with a separate shower and a luxurious bathtub, complemented by a convenient separate WC. The heart of the home is the central dining and kitchen area, featuring stunning slate floors that beautifully complement the new white kitchen. The stylishly updated kitchen is a chef's dream, equipped with stone benchtops, stainless-steel appliances including a dishwasher, oven, and gas cooktop. The walk-in pantry, skylight, breakfast bar, and ample cupboard and bench space enhance the appeal. Adjacent to the kitchen, a separate spacious lounge room beckons with comfortable carpeting and a cozy gas fireplace, creating a perfect space for relaxation. The dining area opens up to a delightful sunroom, offering views of the courtyard or direct access to the fully landscaped backyard. The courtyard is an entertainer's haven, boasting a large paved patio, pergola, established vines, fruit trees, and a glass house for the green thumb. A bonus detached rumpus room with a workshop at the rear of the property adds versatility. It could serve as a guest retreat, additional living space, office, or teenage sanctuary. The options are yours to choose! Features we love include:

- Three bedrooms with built-in robes
- Stylish updated kitchen
- Gas fireplace in lounge
- Fully tiled bathroom
- Beautifully landscaped courtyard gardens
- Detached rumpus room with workshop
- Solar system
- Ducted air-conditioning
- Close to parks, shops and schools

Complete with a solar system, laundry room, single carport, driveway parking, and a secure fully fenced backyard, this residence is move in ready. Conveniently located near parklands and bikeways, schools, shops, and Fullham Gardens Shopping Centre, this home offers a lifestyle of ease and accessibility. Don't miss the opportunity to make this beautifully presented property your own. Schedule a viewing today and let the charm of this residence captivate you. Arrange an inspection today!

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.

Grange RLA 314 251 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 | CHARLES STURT Zone | GN - General Neighbourhood Land | 587sqm (Approx.) House | 179sqm (Approx.) Built | 1969 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa