

**2 Marlborough Street, Fulham, SA 5024**



**Sold House**

Thursday, 19 October 2023

2 Marlborough Street, Fulham, SA 5024

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 894 m2**

**Type: House**



David Blight

0419820423

## Contact agent

**\*\*Open inspections cancelled**Offering real convenience, metres to excellent shopping & only minutes to the City & straight to one of Adelaide's premiere coastal localities, Henley Beach, this classic solid brick 7rm family home with a northern rear aspect, has exciting future potential on a substantial 894m<sup>2</sup> landholding in desirable Fulham Gardens. Featuring an elevated presence, & tidy presentation with only 2 owners, the current family ownership of nearly 40 years. There's options galore for the discerning buyer to enhance the home, add your touches with room to extend, create a pool setting, secure a quality asset, or development potential for 2 or maybe 3 quality homes (stnc)Comprising some high ceilings, an entrance hall opening to the lounge room with gas heating, large dining/family area & the upgraded kitchen/meals creating excellent connecting family size living areas. A passage leads to the 4 bedrooms, the generous main bedroom with 70's ensuite, the upgraded family bathroom with floor to ceiling tiling & a study area. The large outdoor entertaining area facing north, includes an outdoor kitchen, ideal for relaxed catchups. Directly alongside is the large laundry & a handy bathroom providing convenience, with a total of 3 showers & 3 toilets.Complimented with ducted air, LED lighting, an alarm, instantaneous HWS with controller, front electric shutters & ample undercover parking with remote drive thru to the rear garage and workshop perfect for a classic car enthusiast, or hobbies area. The big backyard's ready to establish a veggie patch or mini orchard.You'll enjoy superb lifestyle factors, only minutes to Adelaide Oval, pristine beaches & vibrant Henley Square, Harbour Town, the Bay & the airport. Near Collins Reserve & Linear Park, St. Michael's School, transport , West Lakes, World Class Golf Courses & so much more. "Grasp this Opportunity!" ....2 Marlborough St.For more information, please contactDavid Blight on 0419 820 423Disclaimer:Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchasers discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.RLA 215339