

23 Coral Sea Road, Fulham, SA 5024

Sold House

Tuesday, 15 August 2023

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Bedrooms: 4

Bathrooms: 1

Parkings: 4

Area: 727 m2

Type: House



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\$1,050,000

This multi-talented north facing family home is perched on the fringe of exclusive beachside suburbs and surrounded by lifestyle-focussed amenities. The location is a top spot for affordable proximity to Henley Beach, with Linear Park, leafy nature reserves, shaded playgrounds, public transport and local shops with dining options all within cooeee! This old girl has been a resident since 1959, kept fresh and fancy with a few contemporary additions along the way. She features three bedrooms and an air-conditioned granny flat, party-sized outdoor entertaining beneath a pitched roof pergola, a gorgeous back garden, a roller-door carport and a generous garden shed. The lounge showcases authentic timber floorboards – an ode to her proud heritage. The eat-in kitchen has had a facelift as has the spacious bathroom, well-appointed with a corner bath and separate shower. And the multi-talented part? Well, she occupies a 727sqm block with 17.68m frontage basking in a leafy green outlook across Ashburn Avenue Reserve. She's also tenanted at \$480pw until October 2023 so investors love her. And her generous proportions, fabulous location and family-friendly liveability attracts family buyers, renovators and developers - because she has the potential for subdivision into two allotments (stcc). Further highlights include:

- Three carpeted bedrooms with ceiling fans, two with built-in robes.
- A beautifully presented granny flat or guest accommodation, work-from-home space
- Open plan kitchen and dining space with a gas cooktop, pantry storage, breakfast bar, downlights
- Fully tiled spick'n'span bathroom
- 2nd w/c in the laundry
- Ducted evaporative air-conditioning + split systems and ceiling fans
- Playground within sight and bus stops within walking distance
- Walk to Henley Beach Road for shopping, dining and coffee
- Zoned Henley Beach Primary School and Henley High School

An easy city commute and the short distance to Henley Square add to her endless appeal and brilliant prospects! Council rates / approx \$421.25 p.q SA water / approx \$206.31 p.q ES levy / approx \$178.90 p.a

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