

25 Crace Road, Fulham, SA 5024



House For Sale

Wednesday, 24 January 2024

25 Crace Road, Fulham, SA 5024

Bedrooms: 4

Bathrooms: 1

Parkings: 3

Type: House



Elisabeth Aaserud

0400256314

Auction (USP)

Welcome to 25 Crace Road, Fulham - Located on a sprawling 766 sqm Torrens Title block, this solid brick home is a mere 5-minute drive from the iconic Henley Square, making it an absolute dream for families seeking the ultimate coastal lifestyle. The house, built in 1959, features 4 bedrooms and 1 bathroom. The rumpus room can be used as an extra bedroom. Upon entering, you'll notice the original charm of this home. This home offers room for renovations and personalisation, and a single garage caters to your parking needs, including open car parking space as well. Additional features include aircon, both heating and cooling in the rumpus room, and ducted vaporate cooling throughout the house as well as ducting gas heating. This is a rare and exciting opportunity to secure a large block with a wide front yard in this prime location, offering just a short 5-minute drive from the golden sands of Henley Beach. Pedal your way along the Linear Bike Trail, explore Fulham Gardens Shopping Centre, or tee off at Kooyonga Golf Club. Commute to the CBD is made easy with an abundance of public transport options around the area. With Harbour Town and Jetty Road in Glenelg within reach, every day feels like a vacation. Education is a breeze with quality schools just around the corner, with zoning for Henley Beach Primary School and Henley High School. Make 25 Crace Road your coastal sanctuary - where every moment is an invitation to embrace the best of coastal living! Don't miss this opportunity and contact Elisabeth Aaserud on 0400 256 314. What we Love: • Large 766 sqm Torrens Title block • Wide front yard • Blue Chip location • Solid brick house • Room to renovate and personalise • Convenient garden shed • Single garage • 5-minute drive to Henley Square • Close to Henley Beach and Linear Bike Trail • Fulham Gardens Shopping Centre in close proximity • Tee off at Kooyonga Golf Club • Easy commute to the CBD with abundant public transport options • Harbor Town and Jetty Road in Glenelg within reach • Zoning for Henley Beach Primary School and Henley High School Auction: Saturday, 10th February 2024 at 1.00pm Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 742 Anzac Highway, Glenelg, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.