

**26 Ashburn Avenue, Fulham, SA 5024**



**House For Sale**

Thursday, 13 June 2024

26 Ashburn Avenue, Fulham, SA 5024

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 442 m2**

**Type: House**



Samuel Parsons  
0431934575



Tom Royal  
0433351550

## AUCTION ON SITE

Custom designed and built circa 2021 this high calibre single story residence offers an exciting buying opportunity in a tightly held seaside location. Set on a generous 446sqm Torrens Titled allotment, with 266sqm of undercover living space. With no expense spared to all fixtures and fittings throughout, there is nothing left to do except simply move in and enjoy. When it's all about location 26 Ashburn Avenue offers a quiet pure residential setting, situated directly across from the Ashburn Reserve, and just minutes' walk to the Linear Park & Henley South foreshore. With all other local amenities including great schooling options and the vibrant Henley Square precinct within close proximity, this position is hard to beat. Enriched with many fine attributes throughout including: - Custom elements include 3m ceilings, freestone front wall, western red cedar eaves, coffered ceilings in the main living area, wainscoting feature walls and an inbuilt bar. - Large double garage with space for a further two vehicles off street. - Expansive open plan main living / dining room. (integrates with the alfresco via dual slider doors, ideal for entertaining). - The bespoke kitchen includes a walk in butler's pantry, stone benchtops, integrated fridge & freezer, SMEG appliance including D/W, wall oven, 3 inbuilt gas burners with custom rangehood and plenty of storage throughout. - Second separate lounge located at the front of the residence with views out to the reserve, features an inbuilt hide a way desk. - Double sized master suite includes a full sized walk in closet and fully ensuite bathroom. - Bedrooms 2 & 3 are a great size and both include built in robes. - Option of a 4th bedroom or separate office with doors leading to the central courtyard. - Luxurious fully tiled bathroom includes a freestanding bath, shower, oversized vanity and toilet. - Practical laundry room with added storage and direct access to the rear yard. - Central paved courtyard floods natural light throughout the home. - Spacious outdoor alfresco entertaining area with an inbuilt outdoor kitchen. - 900mm x 900mm porcelain floor tiles to the main living area, with wool carpet to all bedrooms. - Intercom. - Zoned ducted R/C air-conditioning system throughout (with WIFI control). - 5kw Solar electrical system. - Easy care front and rear yards with artificial turf. All this and more in the highly sought after suburb of Fulham. Located within close proximity to local shops, parks, public transport and great schooling options including zoned for Henley High & Henley primary. Opportunities to purchase quality single story residences in this location are few and far between. Don't miss your chance to secure this immaculate home in a bullet proof location. Auction on Site 11am Saturday 6th of July (unless sold prior). Contact Agents for further information