

**26 Fuller Street, Parkside, SA 5063**

**HARRIS**

**Sold House**

Wednesday, 17 April 2024

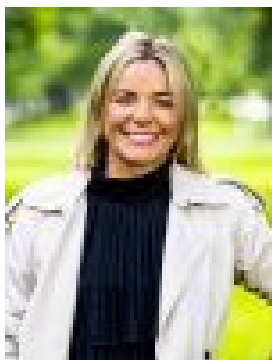
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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Contact agent

Effortlessly marrying old and new, 26 Fuller Street celebrates heritage origins while showcasing the finest in contemporary family living, creating something captivating in the process. A classic sandstone façade harmonises with the enviable street scape, tiled veranda and ironwork radiating street appeal. High ceilings canopy the original four-room floorplan, three bedrooms complete offering total flexibility for your bespoke configuration, all serviced by family bathroom with floor-to-ceiling tiling, wide vanity and bathtub, while an expansive bedroom is wrapped with ornate mantle and upscale ensuite to deliver a serene parents retreat. Introducing the 21st century with zero hesitation, an expansive open-plan lounge instantly secures itself as your home epicentre. A gas-log fireplace is bookended with bench seating for toasty winters around the fire, while northern orientation filters abundant sunrays across the space, sloped ceiling rising to meet clerestory windows for the ultimate in light-filled living. Caesarstone benchtops unite farmhouse sink, sleek contrast cabinetry, and stainless-steel appliances, including ultra-wide gas cooktop, across an intuitive kitchen, stone-topped island uniting all zones for easy flow. Sliding doors unite indoors and out seamlessly, connecting to alfresco area certain to host everything from lazy brunch to extended family entertaining. Overlooking rear yard laden with fruit trees and raised garden beds, the footprint ends with endless scope for the full farm-to-table experience at home. In a simply unmatched Parkside location, the best of Glen Osmond, Duthy Street, Fullarton Road are in walking distance, placing an abundance of lifestyle right at your doorstep. Get ready to finetune your new routine with morning coffee at Pinco Deli, a stroll through the Henry Codd Reserve, and dinner at Namaste or The Earl. Only a 5-minute drive to the CBD, with Adelaide's finest public and private schooling (and coveted Glenunga High School Zoning) in a close radius for a streamlined commute and school run. Parkside perfected. Soak it up. More to love:

- C1900 double brick villa, extended 2018
- Shared driveway to off-street park behind electric gate
- Secure single garage and single carport
- 1.5kw solar panel system installed 2011
- Heritage features throughout – high ceilings, archways, leadlight glass
- Split system air-conditioning and ceiling fans
- Security system with 4 cameras
- Separate laundry
- Polished pine floors
- NBN Ready
- Rainwater tanks - 1500L to front yard and 5000L to rear, plumbed to toilet and laundry
- Rinnai instant gas hot water service
- Skylight to hallway

Specifications: CT / 5516/500 Council / Unley Zoning / EN Built / 1900 Land / 445m<sup>2</sup> (approx) Frontage / 12.19m Council Rates / \$2,347.60pa Emergency Services Levy / \$238.95pa SA Water / \$266.08pa Estimated rental assessment / \$750 - \$800 per week / Written rental assessment can be provided upon request Nearby Schools / Parkside P.S, Gilles Street P.S, Glenunga International H.S, Urrbrae Agricultural H.S, Mitcham Girls H.S Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409