

**28 Ayton Avenue, Fulham, SA 5024**



**Sold House**

Wednesday, 13 September 2023

28 Ayton Avenue, Fulham, SA 5024

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 760 m2**

**Type: House**

**\$1,290,000**

Offering a multitude of options whether that be to simply move in and enjoy, further update and renovate, for investment or to completely redevelop STCC. Positioned just back from the Henley Beach border, and set on a generous 760sqm allotment with a 21.54m frontage zoned 'general neighbourhood'. Situated within easy walking distance to local schools including Henley High, St Michaels College and Fulham North Primary. With all local amenities close by, including the beach, shops, parks and public transport the location simply doesn't get much better than this. Features of the home include:- Light filled and spacious front formal lounge room, includes an inbuilt bar.- Dedicated dining room off of the kitchen.- Kitchen includes plenty of storage, dishwasher and oven. - Additional living room, currently utilised as a gym.- Home office that could be converted into a 5th bedroom if required.- Double sized master bedroom with a built in robe.- Bedrooms 2 and 3 are a great size and also include built in robes.- Bedroom 4. - 2nd bathroom / laundry conversion has been fully updated with quality fixtures and fittings.- Main bathroom (could be converted into a private ensuite off the main bedroom if desired).- Undercover pergola entertaining area.- Large rear yard space with manicured lawn, ideal for children and pets.- Private and secure front yard with feature decking.- Room for two vehicles behind the electric front gate.- Near new storage shed, plus an additional garden shed.- Ducted R/C system throughout.- Ceiling fans.- Stylish selection of all window treatments. All this and more in the ever popular and family friendly suburb of Fulham. With great schooling options, multiple parks, playgrounds, shops and cafes all at your doorstep. Auction on Site 1:30pm Sunday 24th of September (unless sold prior). Contact Agents for further information. PLEASE NOTE THAT THE FORM 1 - VENDOR'S STATEMENT (SECTION 7) LAND AND BUSINESS (SALE AND CONVEYANCING) ACT 1994 WILL BE MADE AVAILABLE TO THE PUBLIC AT RAY WHITE HENLEY BEACH 206A MILITARY ROAD HENLEY BEACH SA FOR 3 CLEAR BUSINESS DAYS PRIOR TO THE AUCTION DATE. 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. RLA 183205