

# 3/506 Grange Road, Fulham Gardens, SA 5024

## House For Sale



Wednesday, 22 November 2023

3/506 Grange Road, Fulham Gardens, SA 5024

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 196 m2**

**Type: House**



Peter Kiritsis



Jordan Ekers  
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**\$495,000 - \$545,000**

Upcoming Inspections // Saturday 25th November 2:00pm - 2:30pm // Monday 27th November 6:00pm - 6:30pm  
A fantastic lifestyle location just minutes from the shore and excellent amenities present the backdrop for this well-presented two-bedroom home at the rear of a boutique group of only three. Superbly private, the interior delivers the best of light-filled living with an oversized footprint, setting the tone for easy indoor-outdoor enjoyment and peaceful bliss. Inside, the wrap-around family living space enjoys natural light and leafy aspects, basking in the warmth of a gas heater. Complementing the light-filled living zone, an adjacent classic kitchen/meals domain in all its 1970s glory offers practicality for today and the potential to renovate in the future, whilst sliding glass doors extend the party outside to a sensational covered alfresco zone and a large, L-shaped yard - perfect for year-round entertaining! Back inside, two generous bedrooms with built-in robes offer quiet respite beside the beautifully renovated bathroom, modern with its walk-in shower, floor-to-ceiling tiles, and the convenience of spacious laundry facilities and a separate toilet. A brand new remote roller door allows for secure parking in the single carport, whilst there's plenty of storage throughout, gas heating, air-conditioning, and a new Bosch dishwasher, alarm and security cameras. With a stroll to great cafes, shops and restaurants and only moments from Grange Beach, Fulham Gardens Shopping Centre, The Royal Adelaide Golf Club, and so much more - locations and opportunities don't get much better. More things to love:- Rear of only three units- Air conditioning and gas heating (lounge)- Spacious bedrooms with built-in robes- Vintage 1970s kitchen, entirely functional- Open kitchen/meals area- Recently renovated bathroom with separate toilet- Separate laundry facilities- Oversized L-shape gardens- Undercover outdoor entertaining area- New security cameras and alarm system- New Bosch dishwasher- Single drive through carport with a new roller door- Short walk to the local pub and fish & chip shop- Minutes from Grange Beach and Fulham Gardens Shopping\*Measurements approx.\*We make no representation or warranty as to the accuracy, reliability or completeness of the information relating to the property. Some information has been obtained from third parties and has not been independently verified.