

3 Delray Street, Fulham, SA 5024

HARRIS

House For Sale

Wednesday, 20 March 2024

3 Delray Street, Fulham, SA 5024

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 755 m2

Type: House



Karen Dorman
0412095970



Tobi McFadyen
0430006282

\$1.15m-\$1.25m

Best Offers By Tuesday 9th April at 10am (Unless Sold Prior) From the flowering Frangipani tree to its set back position on a welcoming street, the wide-stretching façade of this classic 1960's residence is a welcoming sight of both form and function, offering limitless opportunity for future potential and a breezy coastal lifestyle. Placed a 15-minute walk from the mecca of Henley Beach, this quiet and coveted locale has seen both exponential development and growth, proving to be a highly prized destination for families and sun seekers with reputable school zoning and the coast on call. Whether it be family living with scope to modify, future grounds for the new build of your dreams or future development project, this 755sqm (approx.) Torrens-titled allotment offers it all and more. Ready to reflect your own taste, the three-bedroom home is set upon solid brick foundations and ready for its next exciting chapter. Behind the feature entry, a dine-in kitchen sits upon warm floorboards, connecting to a comfortable lounge with cosy fire that makes the most of its sunny, front-facing perspective through picture windows. The vine-covered pergola allows you to enjoy the spacious backyard during all seasons, brimming with shady trees and a lush patch of lawn whilst remaining relatively low-maintenance. From its booming city-to-surf pocket that brings high-calibre education, café culture, shopping amenities, public transport and a second-to-none seaside lifestyle, there is nothing to lose and absolutely everything to gain on Delray... Even more to love:

- Generous 19.81m frontage
- Undercover carport & double garage
- Further off-street parking
- Built-in robes to master bedroom
- Updated kitchen appliances including dishwasher
- Remodelled bathroom with separate bath
- Fujitsu ducted air conditioning
- Zoned for sought after Henley Beach High & Community Kindergarten
- Proximity to reputable Fulham North Primary, St. Michaels College & Star of the Sea
- Short 15-minute commute to the CBD
- Easy access to Henley Foodland, Fulham Gardens Shopping Centre & Westfield West Lakes

Specifications: CT / 5314/527 Council / West Torrens Zoning / General Neighbourhood Built / 1962 Land / 755m² Frontage / 19.81m Council Rates / \$1913.85pa Emergency Services Levy / \$192.10pa SA Water / \$163.86pq Estimated rental assessment: \$650 - \$700 p/w (Written rental assessment can be provided upon request) Nearby Schools / Fulham North P.S, Fulham Gardens P.S, Kidman Park P.S, Henley 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