

312 Fullarton Road, Fullarton, SA 5063

HARRIS

Sold House

Wednesday, 17 January 2024

312 Fullarton Road, Fullarton, SA 5063

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 826 m2

Type: House



Troy Law
0882023500



Scott Moon
0882023500

\$1,483,000

A charming c1930 stone-wrapped bungalow with flexible floorplan and premier positioning – 312 Fullarton Road presents an enticing framework for the next era. Whether it sparks your imagination to renovate, restore, invest or reside, the possibilities are infinite - and difficult to resist. Previously approved as a 3 site Torrens Title development. A handsome sandstone frontage is complete with welcoming porch, delivering street appeal in abundance. An grand entrance hall guides to adjoining family and dining rooms, both complete with rich brick fireplaces and panoramic window for a home hub is awash with natural light. Boasting a stainless-steel gas cooker and extensive bench space, a spacious central kitchen connects to an additional rear lounge for more space to spread out. Two bedrooms deliver ample scope for custom configuration, serviced by an updated bathroom, wall-hung vanity, corner shower and separate WC, ready to host the morning rush with ease. To the rear, an extensive rear yard is lined with established fruit trees, the perfect canvas for green-thumb to create their own wonderland, while a rear veranda offer to ideal place to unwind alfresco. Endless amenities in close reach, with iconic Freville Foodland seconds away for the best grocery shopping experience in Adelaide, plus both Burnside and Arkaba Shopping Centres nearby. The school run is streamlined by zoning for Unley Primary School and South Australia's top rated NAPLAN High School, Glenunga International HS, with a plethora of private schooling options also nearby. Only an 8-minute drive to the Adelaide CBD, with regular bus services just a short walk away on Fullarton Road or Duthy Street for a straightforward commute. Whether your vision is complete restoration, a custom extension, repurposing as a designer dream home, secure investment, subdivision, development (STCC), or all the above, you've just found the address ready to house it all. More to love:- Carport and additional off-street parking- Split system air conditioning to both lounges- Separate laundry with exterior access- Downlighting- Character features throughout – fireplaces, mouldings, decorative cornices, feature glass, timber floors- Rainwater tank- Rear shed

Specifications: CT / 5827/133 Council / Unley Zoning / URN Built / 1930 Land / 826m² Frontage / 16.94m Council Rates / \$1,971.95pa Emergency Services Levy / \$208.75pa SA Water / \$235.38pq Estimated rental assessment: \$450 - \$500 p/w (Written rental assessment can be provided upon request) Nearby Schools / Glen Osmond P.S, Glenunga International H.S, Urrbrae Agricultural H.S, Mitcham Girls H.S

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