

**339 Fullarton Road, Parkside, SA 5063**



**Townhouse For Sale**

Tuesday, 30 January 2024

339 Fullarton Road, Parkside, SA 5063

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 171 m2**

**Type: Townhouse**



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**\$970k - \$1.05m**

Offers Close Tue, 13th Feb - 12pm (usp) This exquisite near new property seamlessly blends fine architectural design with the allure of a premier neighbourhood. Poised proudly at the forefront of a select group of four townhouses, revel in the expansive open-plan living on the ground floor and the allure of three generously proportioned double bedrooms upstairs. Step into the home through a private front entrance, greeted by effortlessly maintained gardens. The alfresco area, nestled under the main roof, is conveniently located adjacent to the double garage at the property's rear. What truly sets this property apart are its exceptional fittings and features:

- Soaring 2.7m ceilings on both levels and sleek 600mm porcelain floor tiles downstairs
- Kitchen features a substantial 3m plus breakfast bar, smoky mirrored splash back and equipped with Smeg appliances, including a 5-burner gas stove, electric oven and dishwasher
- Elegant stone benchtops in the kitchen, laundry and both bathrooms,
- The living area boasts a remote-controlled electric fireplace for added warmth and ambiance
- Tri-fold sliding doors lead to the rear of the property, seamlessly connecting indoor and outdoor spaces
- Luxurious king-size master bedroom with a spacious walk-in robe, complete with a built-in ironing board and an ensuite
- Bedrooms 2 and 3 feature floor-to-ceiling mirrored robes
- Bathrooms and ensuite adorned with floor-to-ceiling tiles
- Ceiling fans grace all bedrooms and the downstairs living area
- Plantation Shutters internally and commercial grade roller shutters by Outdoor Living adorn the windows externally
- LED downlights illuminate the entirety of the home
- Enjoy the comfort of ducted and zoned reverse cycle air conditioning
- Laundry room equipped with a practical drying rack
- Plumbing facilities for your fridge
- Security features include an alarm system, Crim-Safe security doors, a security shutter door in the garage and keypad/intercom entry through the front gate
- Remote entry through driveway gates to the rear double garage, finished with epoxy flooring by Nufloors
- Solar panels add to the energy efficiency of the home
- Extra features include filtered watering system throughout the house and plenty of storage space.
- Garden irrigation on timers

If you seek a sophisticated home ready for immediate enjoyment, this is the one! Just 4kms from the CBD and the closest bus stop only 30 m away. Walking distance to Frewville Foodland, Arkaba Shopping Centre, as well as the cafe precinct along Duthy Street and Glen Osmond Road. Zoned for Parkside Primary and Glenunga International High Schools, with a selection of reputable private schools in close proximity. It's Perfect, It's Private - It's Parkside! Certificate of Title - 6167/667 Council - City of Unley Zoning - Urban Renewal Neighbourhood (URN) Year Built - 2015 Land Size - 146sqm Total Build area - 171sqm Council Rates - \$1,521.20 pa (approx.) SA Water Rates - \$198.54 pq (approx.) Emergency Services Levy - TBA All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275403