

**39 Fulton Road, Gilles Plains, SA 5086**



**House For Sale**

Wednesday, 22 November 2023

**39 Fulton Road, Gilles Plains, SA 5086**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 337 m2**

**Type: House**



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## Auction (USP)

An outstanding opportunity to acquire an exquisite, well-appointed, Torrens Titled residence on a corner block of 337 sqm (approx.). Offering the discerning buyer an easy-care, low maintenance lock up and leave lifestyle with all the modern luxuries. The single-level residence is of grand proportions with high quality finishes and painted throughout in neutral tones. The abundance of windows throughout bathes the home in natural light and sunshine. The well-designed floorplan offers gracious proportions and flows through to 4 bedrooms, a spacious kitchen, living and dining space. Taking Centre stage is the Gourmet Kitchen with an additional benchtop, plenty of overhead cupboards, gorgeous splash backs, a 5 Burner Gas Cooker, Caesar Stone Benchtops and striking high gloss Acrilam Joinery including a stately sized pantry. Moving to the rear of the home is a fully tiled Alfresco Area, which is well proportioned. A wooden bench seat with planter boxes to the side and a Firepit complete the rear garden. Features that make this home special:

- 4 Bedrooms / Master with Walk in Robe and Double sized Ensuite shower with built ins to Bedroom 2 & 3
- Striking Kitchen with high gloss Acrilam Joinery, 5 burner Gas Cooker, Dishwasher, space for Microwave, 40 mm Caesar Stone benchtop with Waterfall and a coffered ceiling above Island Bench with a hanging pendant
- Open Plan Family / Dining
- Main Bathroom with Freestanding Bathtub / Double Shower / 2nd Toilet
- Both Bathroom and Ensuite have floor to ceiling tiles, Rain Head Showers
- Separate Laundry with plenty of cupboards and a Linen Cupboard of high gloss Acrilam
- Large Linen Cupboards in the Hallway
- Ducted Reverse Cycle Air Conditioning which is zoned - Samsung
- 2.7m Ceilings
- Hume Doors grace the home and are all 2.4m (both internal and external)
- Cesear Stone is used on all benchtops throughout the home
- 12mm Floorboards
- Downlights throughout
- Abundant Windows
- A generous, Fully Tiled Alfresco Area lit by downlights
- Panel Lift Wooden finish double garage Door (Auto) with epoxy flooring. ( Entrance on Dally Road.)
- Lawns and small plants surround this home

Conveniently located from Gilles Plains Shopping Centre which houses Woolworths, Aldi, Newsagency Pharmacy, Petrol Station, Younger Asian Supermarket and many more. The Tea Tree Plaza is only a short drive and the CBD less than 10 kms away with access to Paradise Interchange / O'Bahn just minutes away. The property sits across from St. Paul's College and nearby schools include Wandana Primary School and TAFE SA.