

40 Ashburn Avenue, Fulham, SA 5024



Sold House

Thursday, 26 October 2023

40 Ashburn Avenue, Fulham, SA 5024

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 442 m2

Type: House



Anthony Fahey



Samuel Parsons
0431934575

\$1,350,000

Auction on site Sunday 12th of November @ 2pm (unless sold prior) Custom designed and built circa 2014 by award winning builder Aria Homes, this striking executive residence is sure to impress. Offering a spacious and flexible internal floorplan that can accommodate up to four bedrooms if desired, all set on a generous 442sqm Torrens Titled allotment. Ideally situated on the border of Henley Beach South and Fulham, and positioned directly across from the Coral Sea Road reserve. With all other local amenities including the Linear Park, Henley Beach, local shops and public transport within close proximity. With nothing left to do except simply move in and enjoy, this is an opportunity not to be missed. Enriched with many fine attributes throughout including:- Front and rear externals constructed using solid sandstone blocks. - Expansive open plan main / living dining room, full of natural light. - Quality kitchen equipped with 2pac cabinetry, stone benches, dual ovens, 900mm gas cooktop, dishwasher and plenty of storage. - Undercover alfresco integrates with the main living area via dual slider doors, ideal for entertaining. - Master suite includes a walk in closet and fully tiled bathroom with direct access to the rear yard. - Option of a second living room, large fourth bedroom or home office. - Bedrooms 2 & 3 positioned at the front of the home both include built in robes. - Luxurious fully tiled main bathroom features a separate bath and shower. - Practical laundry with added storage. - Large double garage with space for garden supplies / storage racking. - Modern floor tiles throughout the main living area, and plush carpet to all bedrooms. - Stylish selection of all window treatments. - Zoned ducted R/C system throughout. - Intercom and security alarm. - Ceiling fans. - Private rear yard with manicured lawn area and established gardens. - Side utility yard with clotheslines and veggie patch. - Striking front landscaping including paved driveway and feature rose bushes. All this and more in the ever popular coastal suburb of Fulham. Zoned for both Henley High & Henley Primary with quality private schooling options close by. With easy access back into the CBD via Henley Beach road the location doesn't get much better than this. Contact Agents for further information. PLEASE NOTE THAT THE FORM 1 - VENDOR'S STATEMENT (SECTION 7) LAND AND BUSINESS (SALE AND CONVEYANCING) ACT 1994 WILL BE MADE AVAILABLE TO THE PUBLIC AT RAY WHITE HENLEY BEACH 206A MILITARY ROAD HENLEY BEACH SA FOR 3 CLEAR BUSINESS DAYS PRIOR TO THE AUCTION DATE. 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. RLA183205