

40A Florence Street, Fullarton, SA 5063



Townhouse For Sale

Wednesday, 17 January 2024

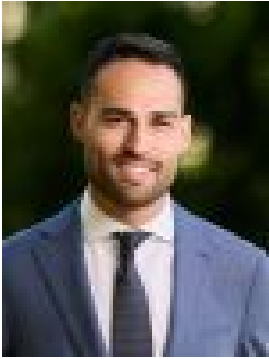
40A Florence Street, Fullarton, SA 5063

Bedrooms: 3

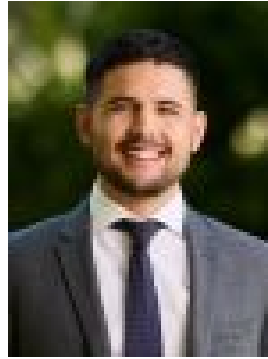
Bathrooms: 2

Parkings: 2

Type: Townhouse



David Scalamera



Juan Gaviria
0424734897

Best Offers By Wednesday 7th February at 1:00PM

Welcome to this contemporary gem, a 2017 built townhouse tucked within the secure embrace of a gated community featuring only two exclusive residences in the sought-after suburb of Fullarton. This home seamlessly combines modern aesthetics with practical living, promising a lifestyle of comfort and sophistication. As you step through the grand entrance adorned with a ceiling void, an abundance of natural light spills in, setting the stage for the stylish interiors that unfold within. High-quality finishes embellish every corner, creating an atmosphere of refinement and luxury. The vibrant centrepiece of this residence is the chic kitchen, that beckons to those who appreciate the art of cooking and the pleasure of creating delicious meals. Featuring stone benchtops, a waterfall-edged island bench, and a gas cooktop, it invites culinary exploration. The addition of a dishwasher and soft-close drawers adds a touch of practicality to this stylish space, making it the perfect hub for both everyday meals and social gatherings. Explore the essence of modern living in this property, seamlessly blending open living spaces and an inviting alfresco area. The practical layout creates an ideal setting for entertaining or family gatherings. Step outside to the well-designed alfresco space, with zip track blinds creating an all-season space for outdoor enjoyment. Retreat upstairs to the master bedroom, a private oasis complete with an ensuite and a walk-in robe, offering a serene escape. Bedrooms two and three feature mirrored built-in robes, combining functionality with elegance. Upstairs, a second living space provides a versatile area for relaxation or entertainment, catering to the diverse needs of modern living. A separate laundry with external access and a third toilet are conveniently situated on the ground floor. The double garage, equipped with an auto roller door, provides secure parking for two vehicles. Plantation shutters enhance the windows, not only elevating the home's aesthetic but also providing a privacy. Of significant note is the property's prime location, just a short distance from the Adelaide CBD. This townhouse offers more than just a residence; it presents a lifestyle—an opportunity to experience the epitome of suburban living. With meticulous details and modern comforts, seize the chance to make this your home today.

- Intercom and camera on entry gate and front door
- Front and laundry door equipped with Crimsafe screen
- Security cameras and security system
- Stone benchtops and Smeg appliances in kitchen
- Open plan living
- LED downlights throughout
- Stone benchtop in bathrooms
- Main bedroom with walk-in-robe and ensuite
- Mirrored built-in wardrobes in bedrooms 2 and 3
- Alfresco with zip track blinds, ceiling fan & plummed gas connection for BBQ
- Double garage with auto panel door
- Plantation shutters
- Linen press and storage in the hallway
- Ducted reverse cycle air conditioning with individual controls for upper and lower levels.
- Roller shutters on western side of house
- A short commute to the Parade, Adelaide hills and Adelaide Airport
- Walking distance to East End

Additionally, this residence is strategically zoned to the prestigious Glenunga International High School and Glen Osmond Primary School, ensuring access to quality education. Convenience is at your doorstep, with Frewville Shopping Centre and Arkaba Shopping Village just a short stroll away, providing an array of amenities and services. For a more extensive shopping experience, Burnside Village is a short drive, offering a diverse range of upscale retail and dining options. This property not only embodies modern living but also seamlessly integrates with the surrounding community, offering unparalleled convenience and educational opportunities for a well-rounded lifestyle.*Approximate

Contact me today to discuss this beautiful property further on 0422545495. All information provided (including but not limited to the property's land size, floor plan and floor size, building age and general property description) has been obtained from sources deemed reliable, however, we cannot guarantee the information is accurate and we accept no liability for any errors or oversights. Interested parties should make their own enquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement can be inspected at our office for 3 consecutive business days prior to the auction and at the auction for 30 minutes before it starts. RLA323336