

5 Dorset Avenue, Fulham Gardens, SA 5024

House For Sale

Thursday, 8 February 2024

5 Dorset Avenue, Fulham Gardens, SA 5024

Bedrooms: 3

Bathrooms: 1

Parkings: 6

Area: 891 m2

Type: House



Thomas Crawford
0448888816



Jake Theo
0422959650

Auction | 24/2/24 @ 10am

Auction Location: On Site Welcoming the dream scenario situated on some 891sqm of prime land with a generous 18.28m frontage, the opportunity on offer here really is endless. It is now time for this much-loved c.1950 home to enjoy its next chapter. Primely positioned moments to the golden sands of Henley Beach and minutes to the Adelaide CBD, if you have been searching for a new development project, an exciting renovation, block to subdivide or block to build your forever home (Subject to Planning Consent), this one is for you! The home that stands today offers a versatile floorplan with three bedrooms, one bathroom with separate toilet, and plenty of car parking space both on and off the street. Be welcomed by a spacious lounge room on entry that connects to an eat-in kitchen, and rear rumpus with second kitchen and living space. Last but not least, the backyard is equipped with undercover entertaining and enormous garage/workshop - perfect to tinker or store. A rare and desirable opportunity to obtain a large slice of quality Fulham Gardens real estate. A chance that is not to be missed! Features to note:

- Massive block of land with development potential (STCC)
- 3kW Solar system
- Two electric lock-up roller doors allowing for ample off street and secure carparking spaces
- Enormous rear workshop/storage shed
- Living room on entry
- Three generous bedrooms
- Electric cook top, Westinghouse electric oven
- Separate toilet to bathroom
- Lean to with second kitchen and living space
- Outdoor, undercover entertaining
- Garden shed
- Rainwater tank

Shopping:

- Fulham Gardens Shopping Centre walking distance from your front door
- Drakes Mini Grange
- 8 minute drive to Westfield West Lakes

Nearby Attractions, Entertainment and Conveniences:

- The golden sands of Henley Beach only a 4 minute drive or short cycle from home.
- Plenty of reserves within walking distance, including Sunningdale Reserve and Collins Reserve, skate park and playground
- The Royal Adelaide Golf Club
- Western Hospital moments away

Food & Drink:

- An array of restaurants, cafes, eateries and pubs along Tapleys Hill and Grange Roads, including the ever-popular Rocco Pizza, around the corner.

Schooling:

- Zoned to Henley High School
- Moments from a variety of other schools including Findon High, Seaton High, Fulham North Primary, Kidman Park Primary, Seaton Park Primary, Grange Primary, Fulham Gardens Primary, St Michael's College, and Star of The Sea.

Transportation:

- Ample bus stops located along Grange Road and Tapleys Hill Road.

Method of Sale:

- Auction, On Site @ 10:00am, Saturday 24th February 2024

Disclaimer:

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For more information:

- Feel free to contact Thomas Crawford of TOOP+TOOP Real Estate anytime on 0448 888 816.