

# 5 Fisher Terrace, Fulham Gardens, SA 5024

NOAKES  
NICKOLAS

## House For Sale

Thursday, 25 January 2024

5 Fisher Terrace, Fulham Gardens, SA 5024

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 710 m2

Type: House



Darcy Harcourt  
0435756245



Sophie Fry  
0429524246

**\$1.095M**

Auction Sunday 11th of February at 11am (USP). Boasting four bedrooms, three internal living areas, two outdoor living areas and two bathrooms, this extensive mid 80's property offers a fabulous family floorplan with both a swimming pool and fabulous proximity to Henley Beach in Fulham Gardens. Set on friendly Fisher Terrace with a generous frontage and 710m<sup>2</sup> allotment, a brick façade and porch direct you into the entry. The main bedroom is found on the front of the home, and includes floating timber floors, large windows, a walk-in robe and a private ensuite. Across the entry, the first lounge and dining room offer a space to enjoy morning sunshine and dinner parties alike, with a feature gas log fireplace setting the tone for cosy winter nights in. Through to the open plan living, enjoy a modern kitchen, casual meals and spacious family area that flows through to an entertainer's bar and adjacent games area. The contemporary kitchen has everything you could want for entertaining or family life, with generous stone benchtops, a breakfast bar, an abundance of storage, and quality stainless steel appliances including a gas cooktop and rangehood. Off the family room you'll find three more bedrooms, each fitted with built-in robes and sharing use of the main bathroom, complete with a family-friendly bathtub and handy separate toilet. Outdoors, active families and entertainers will hit their stride. Enjoy all-seasons entertaining under the huge, raked pergola that wraps the north-eastern corner of the home, flowing down towards the rear deck and pool area, where two more pergolas (the larger wrapped in shade blinds) overlook the pool. Beautifully fitting for the growing family, this wonderful home is ready to please its next residents just moments from Henley, Grange and West Beach in Fulham Gardens. Enjoy easy access to local shopping and takeaway at Fulham Gardens Shopping Centre, the best of the Henley Square dining scene, quality zoned schooling, and an easy commute to the city down Henley Beach Road. More features to love:- Inground swimming pool with solar blanket and adjacent outdoor entertaining area- Reverse cycle ducted A/C\*\* plus ceiling fans- Secure garage with auto panel lift door and further off-street parking- Large laundry with external access- Low maintenance landscaping including rear FIFA approved synthetic lawn at the front and rear of the property- Powered workshop and tool shed- Zoned to Henley High, walking distance to Fulham North Primary and within the catchment area for Henley Community Kindergarten- Easy access to public transport along Tapleys Hill Road- Just 1.7km to the Henley beach esplanade and 7km to the Adelaide CBD Land Size: 710sqm Frontage: 16.76m Year Built: 1985 Title: Torrens Council: City of Charles Sturt Council Rates: \$1980.7 PASA Water: \$227.7 PQES Levy: \$201 PA Disclaimer: 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.