

**6 Crace Road, Fulham, SA 5024**

**HARRIS**

**House For Sale**

Thursday, 18 April 2024

6 Crace Road, Fulham, SA 5024

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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## \$1.1m-\$1.2m

A beloved C1959 home on a vast allotment, serenely nestled away from the bustle while still only moments from all the action – the past, present and future all look bright at 6 Crace Road. A classic rendered façade fronts a family floorplan, grand front lounge room with garden views centred by wooden mantle. Effortless flow carries through to a sit-in kitchen brimming with nostalgia, timber cabinetry creating a richly warm home hub. Three spacious bedrooms are spread across the footprint for maximum flexibility and privacy, all complete with built-in robes and serviced by an updated bathroom ready for the morning rush and evening wind-downs alike. Delivering the best of both worlds, the rear yard expertly boasts lattice-wrapped alfresco area ready for entertaining, while lush lawns and abundant fruit trees uphold the home-orchard traditions of Adelaide's western suburbs. An additional lockup double garage provides the ideal scaffold for adaptation as a hobby workshop or mechanic's mecca. Steps from Ashburn Avenue Reserve and the River Torrens Linear Parkway, and moments from amenities and lifestyle at Harbour Town or Fulham Gardens Shopping Centre. Close to numerous schooling options, including Fulham North Primary School, Henley High School and St Michaels College. Only 20 minute's drive to the Adelaide CBD, or 5 minutes west for the finest of Adelaide's beaches. First home, grand design, clever development (STCC), sturdy investment, enviable restoration, or even all the above – there's nothing to lose but absolutely everything to gain on Crace. More to love:

- Carport and additional off-street parking
- Split system air conditioning to lounge
- Separate laundry with exterior access
- Rainwater tanks
- External blinds
- Established gardens and lush lawns
- Ceiling fans
- Garden shed

Specifications: CT / 5654/853 Council / West Torrens Zoning / GN Built / 1959 Land / 722m<sup>2</sup> (approx.) Frontage / 21.34m Council Rates / \$1832.40pa Emergency Services Levy / \$125.20pa SA Water / \$212.35pa Estimated rental assessment: \$530 - \$560 p/w (Written rental assessment can be provided upon request) Nearby Schools / Henley Beach P.S, Fulham North P.S, West Beach P.S, Fulham Gardens P.S, Lockleys P.S, Henley H.S 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 (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. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409