

# 7 Ascot Court, Fulham Gardens, SA 5024



## Sold House

Friday, 15 September 2023

7 Ascot Court, Fulham Gardens, SA 5024

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 727 m2

Type: House



Jordan Prole  
0434828333



Ralph Pacillo  
0883521155

## Contact agent

Auction Location: On Site (USP) Original family home since 1976 ready for the next family to grow & enjoy in. Nestled in the highly sought-after locale of Fulham Gardens, enjoy the comforts of a solid brick family home within 5 minute drive to the vibrant Henley Square, sited on a generous allotment of some 727m<sup>2</sup> (approx). Opportunity to renovate or redevelop (STCC). The rear yard is complete with a chook pen, wine making facilities, selection of fruit trees for year round supply of natural delights and a wonderful designated area for growing vegetables. Welcoming you are three great sized bedrooms, with the master bedroom enjoying its very own ensuite and built in robes. The spacious retro-styled bathroom is a nostalgic delight, featuring shower with separate bathtub. Enjoy the open plan kitchen and dining space that is thoughtfully designed to provide a wonderful area to cook and dine adjacent the formal lounge room featuring gas space heater for the cold winter nights. Step outside to a spacious backyard with an expansive outdoor undercover veranda leading to additional rumpus room, complete with a fully functioning kitchen and a split system, opens doors to endless possibilities for year round entertaining, family gatherings or just spend the balmy nights enjoying the evening meals. Your everyday needs are met with easy access to private & public schools such as Fulham Gardens Primary School, Fulham North Primary School, St Michael's College, zoned for the Henley High School and nearby to Fulham Gardens Shopping Centre, Henley Square shopping precinct, Western Hospital, and a plethora of dining options. 7 Ascot Court Fulham Gardens truly offers a lifestyle of unparalleled convenience. Whether you're a family in search of room to grow or an investor seeking a prime opportunity, this property is your gateway to success. Perfectly positioned within 5 minutes to the vibrant Henley Square, enjoy some of Adelaide's finest coastal beaches, 10 minutes away from the Adelaide airport. More features to enjoy - Sun-filled rooms - Open concept kitchen and dining room adjacent formal meals area - Ducted air conditioning - Roller shutters - Separate laundry with external access - Solar panels - Spacious outdoor undercover veranda - Rumpus room with a fully functioning kitchen - Detached rear tool shed - Spacious rear yard - Lock up garage

The location simply doesn't get much better than this with easy access to all amenities. Auction Saturday 7th October at 11:30am (USP) For more information, contact: Ralph Pacillo 0433 117 801 Jordan Prole 0434 828 333 The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. Pricing at Auction - Our clients have chosen not to disclose a price guide. However, to help you we are providing the latest sales data upon request. This information will be accessible at our open inspections. It is important to note that throughout the campaign we are unable to provide any price or guidance. Disclaimer: Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchasers discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 215339