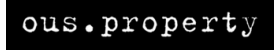


8 Holthouse Road, Fulham Gardens, SA 5024



Sold House

Friday, 25 August 2023

8 Holthouse Road, Fulham Gardens, SA 5024

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 558 m2

Type: House



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\$998,000

As affluent Henley Beach's popular neighbour, Fulham Gardens is a dream destination offering a little more budget-friendliness for close-to-coast living with all the trimmings. And while there may be a hint of pollen on the spring sea breeze, this meticulous c.1972 residence is not to be sneezed at! It presents an irresistible opportunity to savvy buyers hoping to sneak into a high-demand suburb and reap the rewards of a tidy home with exciting potential for further modernisation. Subdivide (subject to development approvals), rebuild or enhance. All are brilliant options for this spick-and-span family home in great location. There is certainly plenty of room to stamp your own style across three large bedrooms, an open plan kitchen and dining area and two spacious living rooms. The freestanding rumpus complete with a kitchenette and built-in bar adds a fourth bedroom or third living space option, maybe even a shared work-from-home space or teen retreat if you need. Highlights include:

- Just 1.5kms (approx.) from the beach
- Generous 558sqm block (approx.) with wide street frontage
- Single carport with an auto roller door & additional parking in driveway
- Modern carpets, colour palette and window furnishings throughout
- Three beautiful bedrooms; one features a built-in robe
- Fully tiled family bathroom with a separate w/c
- Solid timber kitchen with a walk-in pantry and breakfast bar
- Open plan kitchen and dining
- Two lovely living rooms; one with a cosy gas space heater
- Ducted zoned reverse cycle air conditioning
- Undercover outdoor entertaining
- Handy workshop adjacent to the external rumpus room
- Spacious rumpus room with built-in bar, kitchenette with sink & cold plumbed water
- Security home alarm system
- Short walk to bus stops
- Walk to St Michael's College and Fulham Gardens Primary School (unzoned)
- Close to the Fulham Gardens Shopping Centre & Henley Square Pavillion
- Short distance to vibrant seaside cafes, bars and restaurants
- Zoned Henley High School (1.9km)

Sparkling with squeaky-clean potential for even greater things, lucky number 8 is a hot prospect on Holthouse with a dreamy lifestyle on your doorstep. Council rates / approx \$416 p.q SA water / approx \$110 p.q ES levy / approx \$71 p.a LET'S TALK RLA 267639