

# 8 Nikoloff Court, Fulham Gardens, SA 5024

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## Sold House

Thursday, 10 August 2023

8 Nikoloff Court, Fulham Gardens, SA 5024

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 628 m<sup>2</sup>

Type: House

## Contact agent

Nestled at the end of a peaceful cul-de-sac with a leafy backdrop, this five bedroom residence welcomes you to an elite world of striking architecture, designer flair and spacious comfort. Designed for active family living, the property features a fully tiled inground pool and spa and boasts back gate entry and scenic views into beautiful Shelley Reserve. Coupled with an exciting games room featuring a built-in bar and generous formal and casual living spaces with sky-high ceilings and clerestory windows, this is an epic escape your family won't outgrow and your guests will love. Bedrooms are located on both levels, the two upstairs bedrooms serviced by a large bathroom. At ground level the sublime master features a walk-in robe, ceiling fan and an ensuite with heat lamps. Thoughtful design sees the high-spec kitchen forming an effortless connection with the living, dining and games room/entertainment spaces, while enjoying a refreshing poolside outlook. Full of flair and striking visuals, this grand residence showcases brick feature walls, raked ceilings, cosy wood burners and many fine features across an expansive 368sqm floorplan set to provide entertainment and comfort. Further highlights include:

- Large garage with front and rear roller doors
- Party-sized poolside undercover entertaining space
- Crème de la crème kitchen: double wall ovens, Siemens induction cooktop, Miele rangehood, Samsung dishwasher, feature lighting, granite benchtops, glossy 2pac cabinetry
- Five luxurious bedrooms or four plus a study
- Formal lounge with a formal dining connection
- Casual living area and separate games room
- Three well-appointed bathrooms
- Large laundry with built-in storage
- Tiled floors and premium carpets
- Abundant built-in storage
- Multiple split system air conditioners
- Solar panels
- Close to Kidman Park Primary and Fulham North Primary (unzoned)
- Easy access to St Michael's College and zoned Findon High School

You'll love the convenience of Fulham Gardens Shopping Centre nearby and the proximity to the beach, local cafés and restaurants – all topped off with quick and easy city commuting! Council rates / approx \$471.63 p.qSA water / approx \$219.53 p.qES levy / approx \$191.45 p.aLET'S TALKRLA 267639Disclaimer: We have in preparing this content used our best endeavours to ensure that the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements in this property listing. Prospective purchasers should make their own enquiries to verify the information contained in this property listing. All measurements are approximate, and homebuyers are encouraged to undertake due diligence before a property purchase by independently verifying this content.