

8A Bentley Avenue, Fulham Gardens, SA 5024



House For Sale

Friday, 27 October 2023

8A Bentley Avenue, Fulham Gardens, SA 5024

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 333 m2

Type: House



Lawrence Cocca

0422918099

\$950k - \$1M (NEW PRICE)

In pristine Fulham Gardens a four bedroom abode awaits, exuding contemporary flair and dreamy outdoor entertaining space, while offering all the modern comforts and security needed. At first sight, aggregate concrete contrasts with astro turfed front lawn, safely tucked in behind an automated secure front gate and pedestrian entrance. A double garage, equipped with an automatic panelled roller door and thoughtful built-in cupboards inside offers hidden storage. The master boasts plush carpeting, a ceiling fan and vertical blinds. Ensuring complete convenience, a tiled ensuite equipped with a single vanity and a semi-frameless shower awaits. Additionally, the automated exterior roller shutters promise privacy and security at the touch of a button. The home's expansive living space boasts overarching skylights in the kitchen, bathing the stone bench tops in natural light. Along, horizontal window behind the sink acts as an artful splash back, as well as a 600 gas cooktop, oven & dishwasher. Seamless floorboards stretch from the kitchen through the dining and into the living area, bringing warmth and continuity. The dining and living spaces are crowned with ceiling fans for added comfort. In a testament to the indoor-outdoor lifestyle, the living space directly flows straight onto an outdoor undercover deck with another ceiling fan, a handy gas outlet and bamboo feature walls. Bedrooms two, three and four are each carpeted, equipped with ceiling fans, adorned with vertical blinds and feature built-in robes. The practical laundry offers a linen cupboard, laundry sink, space for both a dryer and washing machine and a glass sliding door ensuring easy external access. The main bathroom embodies functionality for a busy home with its separate vanity, toilet and a combined shower and bath area, complete with a semi-frameless shower screen. Notably, tiles rise to just the right height, embracing modern aesthetics and easy maintenance. For peace of mind, automated exterior shutters shield the back sliding door and laundry entrance. The back verandah is graced with cafe blinds, perfect for a relaxed morning coffees or evening soirees. A suburb in great demand, consisting only of quality homes, mere minutes from the beach and schools in abundance, this property truly offers all the amenities you could need, within arms reach, and a dream, coastal lifestyle to match. Additional features:

- Island bench in the kitchen offers provisions for casual dining
- Frosted windows in the bathrooms
- Clever niche feature wall in the living room for tv/entertainment unit
- Microwave nook in the kitchen
- Only streets away from access to the River Torrens Linear Park Trail with walking and cycling paths
- Centrally located between Kooyonga and Royal Adelaide Golf Clubs
- Nearby schools include: St Michael's College, Grange Primary School, Kidman Park Primary School, Findon High School, Henley High School, Seaton High School, Seaton Park Primary School and Fulham North Primary School.

Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a list of recent local sales to help you with your market and value research.