

**8A Delray Street, Fulham, SA 5024**



**House For Sale**

Wednesday, 7 February 2024

8A Delray Street, Fulham, SA 5024

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 389 m2**

**Type: House**



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## Best Offer By 26/02 at 5pm (USP)

Architecturally designed with sophisticated elegance and opulent style at front of mind, this custom-built family home encapsulates the essence of luxurious family living with a license to entertain. Every inch of this exceptionally well-built residence has been carefully thought out with meticulous attention to detail, to facilitate an enviable contemporary lifestyle defined by complete convenience and prestigious class. Best offers must be submitted by Monday the 26th of February 2024 at 5pm (Unless Sold Prior). Constructed to the finest of standards completed in 2023, the home is striking in its design with undeniable street appeal along one of Fulham's most desirable, family-friendly, tree-lined streets. You'll be blown away by an abundance of contemporary design elements across an incredibly spacious and highly functional floorplan which has expertly designed to suit established families of the modern era. This is a life-changing opportunity to embrace the enviable lifestyle on offer in Fulham and capitalise on an immaculately executed new build that will provide your family with years of contemporary living.

**Ground Floor Features:-** Deluxe ground-level suite featuring a large bedroom, spacious walk-in wardrobe and a modern ensuite complete with toilet, vanity, and shower- Incredibly spacious, open-plan family living and dining area featuring built-in tv unit, floating custom-built cupboards, Illusion gas log fireplace, hardwood engineered flooring and direct access out to the alfresco entertaining area- Sleek modern kitchen with high quality designer features that include a stunning 60ml Caesarstone bench tops, gas cooktop, Bosch dishwasher, 2 x Bosch wall ovens and a spacious butler's pantry with ample natural light- Large island bench anchoring the kitchen to the open-plan living area, with spectacular light fittings and a stunning breakfast bar to connect the family- Two-way laundry with convenient external access to the side yard, and ample cupboard/bench space- Centrally positioned downstairs toilet and vanity, offering ultimate convenience for the whole family and guests- A gorgeous feature wall tiles upon entry complements the eye-catching central staircase featuring grand, steel balustrades – providing access to the spacious first floor- A convenient built in study nook with plenty of storage and natural light is located midway along the passageway.

**First Floor Features:-** Luxurious upstairs suite featuring a large master bedroom, a spacious walk-in wardrobe and a luxurious ensuite complete with toilet, double vanity, and shower, floor to ceiling tiling and Caesarstone benchtops- Two additional upstairs bedrooms featuring wall-to-wall built-in wardrobes - Spacious upstairs living area flooded with natural light featuring an additional built-in study desk for two – perfect for the modern-era work from home lifestyle- A central modern family bathroom featuring a shower, and freestanding bath plus a separate dual vanity and toilet.

**Additional Features:-** Stunning alfresco entertaining area, fully equipped with a bespoke outdoor kitchen featuring gorgeous stone benchtops and, under bench fridge and a 4 burner Beef Eater built-in BBQ and rangehood- Sensational outdoor setting including a manageable grassed backyard, and low maintenance gardens supported by a fully automatic, reticulated garden watering system and a large rainwater tank- Large double garage featuring an automatic panel lift door and convenient, direct internal or external access and a handy store room- Breath-taking architectural design, offering maximum street appeal in a highly desirable, family friendly location- Sparkling LED down lights throughout the home- Security alarm system and 2 Hikvision cameras plus an Air touch and intercom system which both work through phone- Zone-controlled, Daikon 20kw ducted reverse-cycle air conditioning with slimline ducts - 3m ceilings downstairs / 2.7m ceilings upstairs

**Specifications:** Build Completed / 2023 Land Size / 389M2 Council / West Torrens Council Rates / TBC 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 advice. RLA 329240