

**9A Howden Road, Fulham, SA 5024**

**NOAKES  
NICKOLAS**

**Residential Land For Sale**

Thursday, 21 March 2024

9A Howden Road, Fulham, SA 5024

Area: 386 m2

Type: Residential Land



Zac Watts  
0448217726



Nadia Covino  
0427003933

## Best Offers By 8/4 (USP)

Best Offers By Monday 8th of April at 5pm (Unless Sold Prior). Nestled within a tightly held and preferred pocket of a seaside suburb as 'in-demand' as they come, you'll delight to find this rare 386sqm allotment – already cleared and with titles issued so you can start building that home of your dreams without delay. Fulham is on the rise for very good reason – deemed as the 'new Henley' the locale brings a summer atmosphere like no other - placing you just a 1km stroll from the Esplanade which leads to the lively mecca of Henley Square, brimming with cafés, restaurants, wine bars and salty sea dips. Even closer to home, the Linear Park track connects from city to sea, encouraging you to increase your daily steps or get back on your push bike. Forming a perfect option for families, the encompassing streets are quiet and filled with outdoor reserves, playgrounds and golf courses, along with proximity to highly regarded public and private schooling. An outstanding and rare opportunity to finally bring that dream home to fruition with a lifestyle to match in Fulham. Even more to love:- Torrens-titled 386sqm allotment- Rectangle block with 10.12m frontage- Site cleared & title issued- Just 15-minutes to the CBD- 170m to bus stop- Zoned for Henley Beach Primary & High- Moments to St. Michael's College, Star of the Sea, Fulham North & West Beach Primary- Proximity to the shopping amenities of Henley Foodland, Fulham Gardens Shopping Centre & Harbour Town. Land Size: 386sqm Title: Torrens Title Council: City of West Torrens Disclaimer: 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.