

**17 Dorset Avenue, Fulham Gardens, SA 5024**

**House For Sale**

Wednesday, 10 July 2024



17 Dorset Avenue, Fulham Gardens, SA 5024

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 5**

**Area: 561 m2**

**Type: House**



Larry Finis  
0400600422



Raffaele Spano  
0427305089

## **Auction Saturday 27th July @ 11.30am**

TO FINALISE AN ESTATE..!Please note: [ The vendors have asked to make no price representation ]To be Marketed and Sold by your local agents Larry Finis and Raffaele Spano.AUCTION SATURDAY 27th JULY 2024 @ 11.30am on-site.Recent Sales available..!The finalisation of a Deceased Estate not only marks the conclusion of one family's story but also the exciting commencement of another's. Here is a residence that offers not just a living space, but a place for life's moments to unfold.Nestled in the serene and sought-after suburb of Fulham Gardens, this triple-fronted basket range solid brick residence stands as a testament to this cherished family home.The home is complemented by a sizeable 19.8m approx frontage, offering both a distinguished street appeal and a comforting sense of privacy and space.As one steps into this well-maintained family residence, it's evident that security and tranquility have been paramount, with the installation of roller shutters adding peace of mind.The interior is warm and inviting that flows seamlessly throughout its spacious rooms. The property caters to those seeking a blend of traditional charm and modern convenience, providing a perfect canvas for the next family to cherish and enhance.The property features including:- Beautiful triple fronted basket range home 19.8m approx wide frontage- Three generous bedrooms [main with ensuite]- Large lounge with gas heater- A separate dining room, ideal for formal and family gatherings- Kitchen/Meals area- Gas heating paired with R/C ducted air conditioning for year-round comfort- Secure parking for peace of mind- Additional storage with an outdoor shed- Dual carports ensuring ample vehicle security- A classic verandah providing a shaded retreat overlooking the gardenLocation conveniences include:- Proximity to parklands for recreational activities- Close to quality schools facilitating excellent educational opportunities- Within easy reach of local shops for daily needs- Nearby transport links offering easy access to surrounding areasFor Definite Sale.For more information call:Larry Finis on 0400 600 422 or Raffaele Spano on 0427 305 089To be Auctioned on-site SATURDAY 27th JULY @ 11.30am open from 11amNB: RECENT SALES AVAILABLE ON REQUEST OR AT OPEN INSPECTIONS.PLEASE NOTE:THE FORM 1 AND SEARCHES: VENDOR'S STATEMENT (SECTION 7) LAND AND BUSINESS (SALE AND CONVEYANCING) ACT 1994 WILL BE MADE AVAILABLE TO THE PUBLIC AT BELLE PROPERTY WEST LAKES 75/155 BREBNER DRIVE WEST LAKES SA FOR 3 CLEAR BUSINESS DAYS PRIOR TO THE AUCTION OR 30 MINUTES PRIOR TO THE AUCTION STARTINGNeither agent or vendor accept any liability for any error or omission relating to this property. We apologize for any inconvenience this may cause however, we would like to thank you for your cooperation. RLA 288 738