

40 Shelley Ave, Fulham Gardens, SA 5024



House For Sale

Tuesday, 25 June 2024

40 Shelley Ave, Fulham Gardens, SA 5024

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 308 m2

Type: House



Kym Elder

Expressions of Interest

This full turnkey house and land package has it all! brought to you by Aus Build Constructions Group we have a generous size block and a great floor plan with room to move now and for the future. This generous 4 bed and 2-bathroom / 3 wc design includes a master bedroom with a walk-in robe and ensuite on ground level. The home design includes open plan living at its best, blending the kitchen, meals and living areas into a versatile, inviting space for family entertaining. Offering open plan overlooking a generous alfresco and backyard, these plans have room for the family to grow and this packages will not last long! Across the road is a large park for the family and pets to play! Ground Floor Features: • Architectural design home with grand entrance and feature niche • Double garage with panel lift door, motor and rear access • Spacious kitchen with large island, quality stainless steel appliances, stone benchtops, generous butler's pantry • Expansive open plan meals and living areas opening to the Alfresco • Large master suite with complete with walk in robe and ensuite with • spacious double vanity and shower. • Central laundry with additional storage and easy access • Separate guest powder room with vanity • Large undercover alfresco entertaining area integrating indoor/outdoor living • All brand new low maintenance garden

First Floor Features:- Upstairs living area perfect as a retreat/rumpus room- Light filled second bedroom with built in robe and double windows- Third bedroom generous in size with built in robe and street view- Fourth bedroom large window and BIR- Family bathroom with large bath, shower, toilet and double vanity

Additional Features:- Well designed entrance to maximise floor space and privacy - Generous Kitchen and Walk in Pantry space- 2.7m ceilings on both levels- Fully undercover Alfresco for all year round entertaining- Aggregate Driveway and front paths- Ducted heating & cooling throughout both levels- Quality Timber laminate floorboards throughout the ground floor- Ample linen storage throughout including storage under the stairs- Secure garage with automatic panelift door access- Additional off street parking available- Torrens Titled, free standing dwelling- Walk to Linear Park and Fulham Shopping centre

Plans approved by Council ready to build very soon! There is still time to select colour schemes and final selections, so act now and save on Stamp Duty and fully customise your selections. Positioned within the highly desirable suburb of Fulham Gardens, you have the convenience of having great local shops, cafes, reserves & public transport just minutes away and amenities that include the River Torrens/Linear Park Trail, Henley Square, Fulham Gardens Shopping Centre, Lockleys Oval, and Kooyonga Golf Club all easily accessible. This is a family friendly location that offers everything, just minutes from Henley Beach and the Adelaide CBD with schools including Nazareth College, Fulham North Primary, St Francis & St Michaels all within the immediate proximity. Call Kym now to start your build 0499 943 078**Conditions apply** Elevations and photos are for illustration purposes only. The purchaser is asked to complete their own due diligence to assess the suitability of the house and land for their requirements. Please note the land referred to in this advertisement is not owned by Aus Build Constructions Group - the land will be settled separately. Price may vary depending on final selections, engineering and council requirements. All packages subject to final council approval

Specifications: Land Size / 308m² House Size / 253m² Council / Charles Sturt 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 selections) Interested parties should make their own enquiries and obtain their own legal advice. BLD 314891