

47 Browning Ave, Fulham Gardens, SA, 5024

House For Sale

Tuesday, 15 October 2024



47 Browning Ave, Fulham Gardens, SA, 5024

Bedrooms: 6

Bathrooms: 4

Parkings: 4

Type: House



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Large, Low Care & Lifestyle Ready With A Pool & Boundless Family Potential...

Price Guide -The property is being offered by way of "Best Offers By". No price guide will be given under the vendors' instruction, however recent sales data will be provided upon request via email and at the open inspections

Fulham Gardens is having more than a moment. It's taking the floor with the quality homes it's always had, with rebounding beauties like this, a sidestep from Linear Park...

And it's as flexible as a 6-bedroom, 4-bathroom classic gets with three living zones across its double-storey stance - this solid 1970s home has been cleverly enhanced on a lifestyle-maximised 571m² allotment, making the low care home a godsend for a wide pool of buyers.

With a fresh palette for new beginnings, the home offers double garaging and a double-width driveway, a fully tiled pool and an enormous undercover all-weather entertainer's zone, all behind automatic sliding gates.

Running a home this size, the 13kW of solar (and 10kW battery) brings a sigh of relief, as does its abundance of space to converge, to separate, to work from home, and to enjoy family time together in air conditioned comfort.

The open plan kitchen remains timeless with its Smeg 600mm gas cooktop, dishwasher, and electric oven, against the casual dining zone's tiled flow leading to the pool, garage, and all-weather patio.

Clean lines make the carpeted study with tall built-ins and dual-shade blinds distraction free - yet with three bedrooms downstairs, three bedrooms above, you've got options.

The upstairs master bedroom is huge; double entry doors confirming its proportions beside a walk-in robe, and fully tiled spa ensuite with gold finishes and a regal hotel aesthetic.

And completing the upper wing are two more bedrooms, plus a family/games room up for pouring drinks at the bar under timber vaulted ceilings; soft grey sheers bringing a unifying touch of today to its old-school feel.

While it's welcomed huge changes already, it's multi-generational appeal for the family buyer or investor is beyond in a near beachside location ranking with the likes of Henley.

Walk the kids to George Jones Reserve, cross the 'Riverway' to Fulham Gardens Preschool, or nip into the city in 20 minutes; for room to move, parks to find, and lifestyle to exploit, turn to Browning Avenue.

There's so much in store:

13kW solar + 10 kW battery

Multiple formal & informal living options

Salt-chlorinated & UV sanitized fully tiled pool + poolside rumpus (with WC)

Double garage with auto roller doors & drive-through rear vehicle access

Classic open plan kitchen with a Smeg 600mm gas cooktop, dishwasher, & electric oven

Main bathroom with separate WC

Upstairs family room + bar

3 bedrooms with BIRs + 4th with WIR

Upstairs master with WIR & ensuite

2 downstairs bathrooms | 2 upstairs bathrooms (2 ensuites)

Split system & gas heater comfort

R/C A/C upstairs

Pool shed

Zoning for Findon H.S.

1.4kms to Kidman Park P.S.

And more...

We make no representation or warranty as to the accuracy, reliability or completeness of the information relating to the property. Some information has been obtained from third parties and has not been independently verified.