WALTER & IRVINE

PO Box 272, Unley, SA
PHONE: (08) 8272 9277
sales@walterirvine.com.au
www.walterirvine.com.au

Fullarton

| **3** bedrooms | **1** bathroom | **2** car spaces

Property for sale in Fullarton - **$920,000**









A FULLARTON FIND – RARE GEM IN A SOUGHT-AFTER LOCATION

This charming tucked away solid brick homette delivers the perfect blend of space, privacy, low maintenance living and an enviable location.

Set within a well-maintained group of just three this Ranch-style home built with timeless construction, offers generous proportions and enduring appeal.

With no adjoining walls and approximately 102m² of living space, the home welcomes you with a light-filled interior which has been freshly painted throughout, newly installed carpets and ducted reverse cycle air-conditioning.

Large master bedroom overlooks the front garden and features a ceiling fan.

Bedrooms two and three include built-in wardrobes.

Separate lounge and dining rooms create distinct spaces to relax, entertain, and enjoy everyday living.

The spacious loungeroom features a large window and leads into the dining room with direct access to yard.

The adjoining kitchen is bright, functional, and well equipped, with abundant cabinetry and storage, a new dishwasher, and a new freestanding oven and cooktop.

A full bathroom features a separate bath and shower, with a separate toilet for added convenience.

Large separate laundry with double sink trough and direct outdoor access.

Beyond the interior, discover your own private courtyard – a lovely outdoor retreat for morning coffee or weekend barbecues.

A LOCATION THAT TRULY DELIVERS. Positioned opposite the Fern Avenue Community Garden, Reserve and Playground, the surrounding area has a friendly neighbourhood feel. Embrace the opportunity to connect with the community, explore the garden, or perhaps cultivate your own vegetable plot.

Just a comfortable stroll from the cafés, boutiques and local attractions of Duthy Street, with Unley Road and Fullarton Road also close at hand, and the Adelaide CBD only 4kms away, you'll enjoy an exceptional balance of peaceful living and inner-south convenience.

Families will appreciate the sought-after school zoning for Unley Primary School and Glenunga International High School, together with easy access and walking distance to some of Adelaide's most respected private schools, including Walford, Concordia College, Mercedes College, Seymour College, Sunrise Christian School and St Spyridon College.

THE OPPORTUNITY IS YOURS. Whether you're looking to establish your family in a sought-after school zone, downsize without compromising on space, comfort or location, or secure a quality investment, this appealing home offers an opportunity to secure a quality home in a tightly held group in a suburb where properties are always in demand.

An address to love, a home to enjoy and an opportunity not to be missed.

Property features;

- Small group of three and with no adjoining walls
- Prime location in tightly held suburb Fullarton opposite the Fern Avenue Community Garden & Reserve and walking distance to Duthy St, Unley Road, and Fullarton Road.
- A solid conventional brick 'Ranch Style' homette, freshly painted and with new carpets
- Three good sized carpeted bedrooms, with bedrooms two and three featuring built-in robes
- Separate lounge room leads into dining room off the kitchen with direct access to outdoor yard and carport
- A large light and bright functional kitchen with new dishwasher and standup oven/cooktop and plenty of cupboard and storage space
- Full bathroom with separate bath and shower, electric solar hot water
- Separate toilet

- Large separate laundry with direct access to yard
- Ducted reserve cycle air-conditioning throughout
- A private courtyard for year-round enjoyment
- Secure access from carport to outdoor yard and garden shed
- Undercover carport for one car and extra space for a second car
- 2 allocated guest carparks for the group
- School Zoned: Unley Primary and Glenunga High School
- Close to quality private schools including, Walford, Concordia College, Mercedes College, Seymour College, Sunrise Christian and St Spyidon College.

Property Details:
Council | City of Unley
Zone | EN - Established Neighbourhood
House | 102sqm (approx)
Built | 1978
Self Managed Strata - Insurance only $TBC
Council Rates | $1,215.20 p.a
SA Water | $193.26 p.q
ESL | $142.00 p.a

We currently have a large range of homes in Unley and Mitcham Council areas. To inspect a listed property, call Walter & Irvine on (08) 8272 9277, or email us via sales@walterirvine.com.au.



DISCLAIMER: The Vendor and the Agents expressly disclaim any liability arising from any inaccuracies of any content in this brochure.

The accuracy of the information cannot be guaranteed and prospective purchasers should make their own enquiries and form their own judgement as to these matters. Property floor plans are for illustration purposes only and measurements are only approximations. Neither the agent nor the vendor accepts any responsibility for omission or errors.