



Fulham Gardens, 12 Morse Court

A Charming Opportunity in a Prime Location -
CONTRACTED AT AUCTION

Auction Location: on site

"UNDER INSTRUCTIONS FROM THE PUBLIC TRUSTEE"

This is a charming two-bedroom Torrens Title home, built in 1984, is set on a 325 sqm block (approx) within the sought-after Charles Sturt Council area. Offering a low-maintenance and functional layout, it's an ideal opportunity for first-home buyers, investors or those looking to downsize. Located within the catchment area for Findon High School and just minutes from shopping, transport and the beach, this property provides both convenience and lifestyle.

The home features a spacious lounge with split system air conditioning, two well-sized bedrooms (with built-in robes in the main), and a practical kitchen with a pass-through to



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale
CONTRACTED AT AUCTION

View
ljhooker.com.au/611JFDJ

Contact
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the living area. The generous backyard includes a garden shed, perfect for additional storage or a home workshop.

Key Features:

- Two bedrooms, with built-in robe in the main
- Split system air conditioning in the lounge
- Spacious backyard with garden shed
- Gas hot water system
- Gas cooker
- Kitchen pass-through to living room
- 325 sqm block in Charles Sturt Council
- Located within the catchment area for Findon High School

This property is currently leased under a periodic tenancy agreement.

Conveniently close to Findon and Fulham Gardens Shopping Centres and just minutes from Henley Beach, this property offers an excellent opportunity in a highly desirable location.

AUCTION: Friday 13th December at 11:30am, on site - Contracted at Auction

(\$550,000)

CT: Volume 4221 Folio 314

Council: City of Charles Sturt

Council Rates: \$1,321.85 per annum (approx)

Water Rates: \$165.55 per quarter (approx)

Land Size: 325 square metres (approx)

Year Built: 1984 (approx)

LJ Hooker Kensington | Unley provide a service called Auction Pay which allows you to pay your deposit online, on the spot at Auction, rather than having the hassle of arranging payment by cheque. Please contact Nick Ploubidis to find out more about this service.

The Vendor's Statement (Form 1) will be available for perusal by members of the public:-

(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and

(B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.



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More About this Property

Property ID	611JFDJ
Property Type	House
House Size	119 m ²
Land Area	325 m ²
Including	Air Conditioning Built-in-Robes

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119m²
TOTAL

82m²
Living

6m²
Shed

10m²
Verandah

21m²
Porch/
Carport



Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified. Produced by **The Fotobase Group**