

Fulham Gardens, 14 Westminster Avenue

Executive living an arms reach from the coast

Whether you're looking for your first home, a sea change or an investment, this home has something for everyone. Offering a low maintenance, lock up and leave lifestyle, along with a striking front facade, this home ticks all the boxes.

This stylish and modern home boasts a spacious kitchen with a large island bench, which offers additional seating, a new 5 burner gas cooktop and oven and a dishwasher. The kitchen overlooks the spacious family room and dining room adjacent, which opens out to the pitched roof entertaining area.

The home has three good sized bedrooms, one fitted with laminate floorboards, while the master and second bedrooms feature cosy carpets. The main bedroom features a walk-in wardrobe and ensuite. The central family bathroom is equipped with a separate bathtub.

The low maintenance gardens offer an ideal lifestyle for busy families, with artificial turf in

3 2 2

For Sale
\$1,000,000

View
ljhooker.com.au/WTKHDM

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the backyard. The home offers off street parking with a drive through garage, fitted with an automatic panel lift door, and has internal access to the home.

Spend the weekend exploring the nearby cafes and restaurants at Henley Square and along Grange Road. The CBD is only a 20 minute drive, and public transport is easily accessible, with a bus stop at the end of the road. Fulham Gardens Shopping Centre is nearby and features a Woolworths, pharmacy and other boutique stores. Nearby schools include Fulham Gardens Primary and Henley High Schools.

Key Features

- 3 bedrooms, master with walk in wardrobe and ensuite
- Central family bathroom with separate bathtub
- Spacious lounge and separate meals area
- Modern kitchen with a new gas cooktop, dishwasher and breakfast bar
- Laundry with plenty of bench space and storage
- Single drive through garage
- Low maintenance yard, artificial turf and paved undercover entertaining area
- Ceiling fans to all bedrooms
- Ducted reverse cycle air conditioning
- 4.96kw solar system
- Easy care tiled flooring to main living areas

Specifications

Title: Torrens title

Year built: 2007

Land size: 334sqm (approx)

Council: City of Charles Sturt

Council rates: \$1622.75pa (approx)

ESL: \$169.40pa (approx)

SA Water & Sewer supply: TBC

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629



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More About this Property

Property ID	WTKHDM
Property Type	House
Land Area	334 m ²
Including	Ensuite Air Conditioning Close to Schools Close to Shops Close to Transport Roller Door Access Window Treatments

Thanasi Mantopoulos 0421 188 498

Sales Executive | thanasi@ljhooker.me

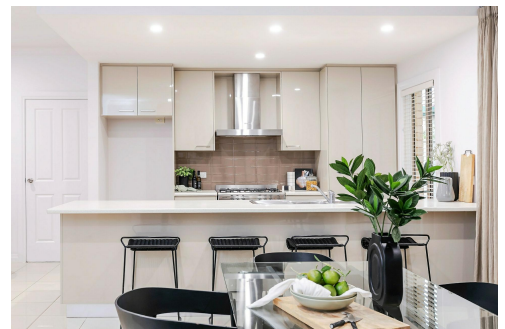
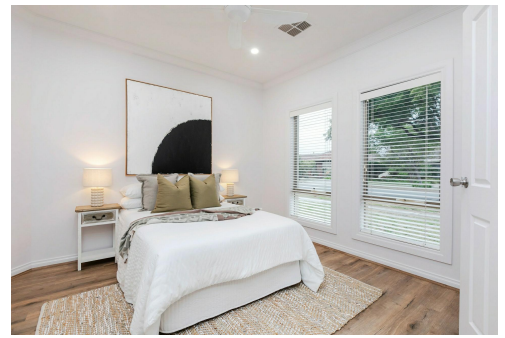
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