



17 Ayton Avenue, Fulham

## Lifestyle, Location & Subdivision Potential

Auction Location: On Site (USP)

Just minutes from the beach, imagine the possibilities of creating your dream coastal lifestyle. Light-filled, inviting and full of warmth, the home offers exciting potential to move straight in and enjoy, renovate, extend or explore future redevelopment possibilities (STCC). With comfortable living, an impressive outdoor entertaining area and plenty of room to bring family and friends together, this is a home designed for weekend gatherings, morning walks by the beach and making the most of its fantastic Fulham location.

Perfect for families, growing households, lifestyle lovers, investors and developers seeking future opportunity, this is a property that delivers both immediate comfort and exciting long-term potential.

Property Features:

- Generous corner allotment of approx. 696m<sup>2</sup> with redevelopment potential (STCC)
- Wide inviting entryway with feature pendant
- High ceilings throughout
- Separate lounge room with ceiling fan

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### AUCTION

Sat 11th Jul @ 1:30PM

### VIEW

Sat 27th Jun @ 11:30AM - 12:00PM

### AGENTS

Rosemary Auricchio  
0418 656 386  
rosemarya@ljhookerwestlakes.com.au

Nick Carpinelli  
0403 347 849  
nickc@ljhookerwestlakes.com.au

### AGENCY

LJ Hooker West Lakes | Henley Beach  
(08) 8347 3666

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.

LJ Hooker

- Dining room with feature pendant light, leading into Kitchen
- Kitchen with granite benchtops, breakfast bar, Miele dishwasher, gas cooktop and oven, microwave alcove, and pantry cupboard
- Spacious and extensive wrap-around pergola with cafe blinds, ceiling fans, downlights, speakers, and heaters
- Separate Rumpus room
- 3 good sized bedrooms, all with mirrored built-in wardrobes
- Bedrooms 1 & 2 with ceiling fans
- Bathroom with marble stone top, heated towel rail, frameless shower and toilet
- Additional separate toilet
- Laundry with built-in cupboard
- Linen cupboard
- Carport with ample off-street parking
- " Dual driveway with space for boat and caravan
- " Solar panels —13.28kW system
- Full home water filtration system
- Fully fenced
- Spacious backyard with established gardens and lemon tree
- Ducted reverse cycle air conditioning
- Security alarm
- Ring intercom
- Five outdoor security cameras
- Polished floorboards

The location completes the lifestyle, placing you just minutes from the beach, local reserves, Kooyonga Golf Club, Patawalonga Golf Course, West Beach Adventure and the River Torrens Linear Park Trail. Enjoy easy access to the cafes, restaurants and hotels of local beachside suburbs including Henley Beach, West Beach and Grange. For your grocery needs Romeo's Foodland, Drakes and IGA are all local. You have endless retail shopping options with Harbournetown Outlet shopping, Westfield West Lakes Shopping Centre and Jetty Road at Glenelg all at your fingertips. Excellent schooling options are also nearby, including St Michael's College, Star of the Sea School and Henley High School. Within walking distance to bus routes connecting through to the CBD and an easy drive into the city, this is a convenient coastal location designed for everyday ease.

For further information please contact Rosemary Auricchio on 0418 656 386 or Nick Carpinelli on 0403 347 849.

**Disclaimer:**

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchaser's discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322

Please note some images have been digitally enhanced or virtually staged for illustration.

## MORE DETAILS

Property ID 50QRFE8  
Property Type House  
Land Area 696 m2  
Including Air Conditioning  
Ducted Cooling  
Ducted Heating  
Toilets (2)  
Alarm  
Intercom  
Dishwasher  
Outdoor Entertaining  
Floorboards  
Built-in-Robes  
Fully Fenced  
Solar Panels  
Liveability

**Rosemary Auricchio 0418 656 386**

Sales Partner | [rosemarya@ljhookerwestlakes.com.au](mailto:rosemarya@ljhookerwestlakes.com.au)

**Nick Carpinelli 0403 347 849**

Sales Representative | [nickc@ljhookerwestlakes.com.au](mailto:nickc@ljhookerwestlakes.com.au)

**LJ Hooker West Lakes | Henley Beach (08) 8347 3666**

139 Tapleys Hill Road, SEATON SA 5023

[westlakes.ljhooker.com.au](http://westlakes.ljhooker.com.au) | [hello@ljhookerwestlakes.com.au](mailto:hello@ljhookerwestlakes.com.au)

