



17 Broadmore Avenue, Fulham

## Endless Possibilities on a 800m<sup>2</sup> allotment with an impressive 19.86m Frontage

Set on a generous family-size block of approximately 800m<sup>2</sup>, with a wide street frontage of 19.86 metres, this solid family home presents an outstanding opportunity for buyers seeking space, flexibility and future potential. Comfortable to live in now, the property also offers clear scope to renovate, personalise or explore future redevelopment or subdivision opportunities (subject to council consent), making it equally appealing to families, investors and developers looking to capitalise on this premium location.

The generous and flexible floorplan provides multiple living spaces suited to everyday family living and entertaining. With well-proportioned rooms, generous accommodation, separate lounge and dining areas and a large family living and entertaining area created by a substantial extension, the home offers a solid foundation to work with. While immediately liveable, it presents an excellent opportunity to update and customise the interior over time, allowing you to create a home that reflects your own style and preferences.

Property Features:

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.

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**FOR SALE**

\$1,799,000 - \$1,849,000

**VIEW**

Sat 7th Mar @ 10:45AM - 11:15AM

**AGENTS**

Rosemary Auricchio

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**AGENCY**

LJ Hooker West Lakes | Henley Beach  
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 **LJ Hooker**

- Solid family home on 800m2 (approx.) allotment
- Wide 19.86m street frontage
- Strong, striking street presence with double-fronted facade
- Grand entrance foyer leading into a light-filled glass atrium
- Separate lounge and dining room with ornate rose ceilings
- Large family living and entertaining area created by an extension
- Glass sliding doors seamlessly integrate indoor and outdoor living
- Impressive outdoor entertaining area enhanced by feature pillars
- 5 bedrooms all with built-in wardrobes
- Main bedroom with own ensuite
- Three bathrooms providing practical functionality
- High ceilings
- Evaporative cooling plus reverse-cycle split system air conditioning
- In-ground swimming pool and spa with solar heating
- Extensive enclosed garage and workshop space accommodating up to six vehicles
- Additional carport with automatic roller door providing further off-street parking
- Opportunity to renovate, redevelop or subdivide (subject to council consent)

Set in a highly sought-after and premium location, this home is surrounded by the lifestyle and schooling options that make the area so desirable. Families will appreciate proximity to Saint Michael's College at Henley Beach, Fulham Gardens Primary School, Lockleys North Primary School and Henley High School, along with access to other public and private schooling options nearby. Easy access to Linear Park, local reserves, Henley Square's cafes and restaurants, transport links and Adelaide Airport further reinforce the appeal of this well-located and versatile property.

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

## MORE DETAILS

Property ID 509ZFE8  
Property Type House  
Land Area 800 m2  
Including Ensuite  
Air Conditioning  
Evaporative Cooling  
Toilets (3)  
Pool  
Dishwasher  
Outdoor Entertaining  
Workshop  
Built-in-Robes  
Secure Parking  
Remote Garage  
Liveability

**Rosemary Auricchio 0418 656 386**

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