



Vintage vibes with a salty twist!



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## 19 Stanford Crescent, Fulham Gardens

### Contact Agent

Welcome to A Stunning Family Home, a beautifully designed family home nestled in the heart of Fulham Gardens. This exquisite property offers the perfect blend of modern living and classic charm, making it an ideal choice for families seeking space, comfort, style, and future potential. A great combination of a large home and future development (land division) potential, subject to council consent, that you don't miss out on.

#### Location Highlights:

Enjoy the convenience of seaside living with famous Henley Beach, just minutes away. Spend weekends exploring nearby parks, including Cheadie Reserve with a kids' playground, Sunningdale Reserve with a tennis court, Madeline Reserve, East Parkway Reserve, and John Mitchell Reserve-all just a short stroll away. Famous Henley Beach, Beach Hotel, Cafes, Shopping Centre, restaurants, and Fulham Gardens shopping centre, Henley High, Public transportation are within a short stroll.

#### Property Features:

- Solid double brick construction;
- Light-filled lounge facing front yard;

Property ID:	L26585335
Property Type:	House
Building / Floor Area:	220
Garages:	1
Open Parking:	3
Land Area:	615.0 sqm

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- Quality kitchen with premium Miele Appliances, Dishwasher, and range hood;
- Separate adjacent dining room or space for office or study;
- A family room with a heater facing the covered pergola with decking;
- Master bedroom with wardrobes and ensuite;
- A good-sized second bedroom;
- bedrooms three and four have built-in robes;
- Modern renovated bathroom with shower and bathtub with spa;
- Separate renovated laundry and toilet;
- A large undercover pergola with a fan and decking;
- Downlights throughout;
- Reverse-cycle ducted air conditioner;
- A good-sized rear yard with space for a small veggie farm;
- Secure lock-up carport with rear access and ample space at the front for a caravan;
- 20 solar panels help to lower the electricity bills.

Specifications:

- Title: Torrens Title
- Title Reference: Volume 5574 Folio 598
- Land Size: 615 sqm (approx.)
- Council: City of Charles Sturt
- Council Rates: TBA
- Emergency Services Levy (ESL): TBA

Homes like this are a rare find. Don't miss your chance to secure a quality property in a prime location. For more information, contact Varun on 0426 153 571.

Please Note: Prospective purchasers are advised not to rely solely on third-party information providers. To confirm property details, please contact the agent directly and review the Certificate of Title and local government information provided in the completed Form 1 Vendor Statement. This document is available for inspection at 253 Main Road, Blackwood, SA 5051, for three consecutive business days before the auction day, and at the auction venue 30

minutes before the auction commences.

Disclaimer: All information provided has been obtained from sources believed to be accurate. However, Raine & Horne Blackwood offers no guarantee as to its accuracy and accepts no liability for any errors or omissions (including but not limited to land size, frontage, and site plan). Interested parties should conduct their own inquiries and seek independent legal advice.

STCC = Subject to Council Consent

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