

**7 Shannon Street, Fulham Gardens, SA, 5024**



**House For Sale**

Thursday, 14 November 2024

7 Shannon Street, Fulham Gardens, SA, 5024

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Anthony Fahey  
0882359822



Tom Royal  
0433351550

## **Subdivision Potential & Development Opportunity on Approx. 611m<sup>2</sup>**

Located in the desirable suburb of Fulham Gardens, this property offers an exciting opportunity for developers, investors, or those looking to build their dream home. With an impressive frontage of 20.73m and situated in the Charles Sturt Council General Neighbourhood Zone, the approximately 611m<sup>2</sup> block presents excellent potential for subdivision or redevelopment (STCC). Alternatively, the existing home is perfect for those wishing to renovate or enjoy a comfortable family lifestyle while planning for the future.

The homes features include:

- 2 Double-Sized Bedrooms, Spacious rooms, with the master bedroom featuring a built-in robe for added storage.
- Formal Lounge: A large living area with reverse-cycle split system air conditioning, providing year-round comfort.
- Eat-In Kitchen: A generous kitchen and meals area, perfect for casual dining and family gatherings.
- Bathroom: Well-maintained with a toilet and vanity, offering convenience for the whole family.
- Sunroom/Optional 3rd Bedroom: A versatile space that can be used as a sunroom, additional bedroom, or home office depending on your needs.
- Good-Sized Laundry: Practical laundry space with external access for ease of use.
- Double garage with secure parking for two vehicles, with extra space for storage or workshop use.
- Rainwater tank for sustainable water usage
- Solar electrical system for energy efficiency
- All this and much more on approx. 611m<sup>2</sup> of land!

Conveniently located close to local shops, public transport, the beach, and only a short drive to the city, providing everything you need at your doorstep.

Auction on Site Saturday 30th of November at 11am

PLEASE NOTE THAT THE FORM 1 - VENDOR'S STATEMENT (SECTION 7) LAND AND BUSINESS (SALE AND CONVEYANCING) ACT 1994 WILL BE MADE AVAILABLE TO THE PUBLIC AT RAY WHITE HENLEY BEACH 206A MILITARY ROAD HENLEY BEACH SA FOR 3 CLEAR BUSINESS DAYS PRIOR TO THE AUCTION DATE.

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice.

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