

82 Riverside Drive, Fulham, SA 5024

House For Sale

Tuesday, 7 January 2025

TURNER.

82 Riverside Drive, Fulham, SA 5024

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 696 m2

Type: House



Martin Betts
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Lachlan Turner
0403272087

Auction 29 Jan at 11am

Auction Location: On-site Auction Wednesday 29th January at 11am UNDER INSTRUCTIONS FROM THE PUBLIC TRUSTEE

Constructed in 1964 this basket range stone fronted home is ready for the new owners to take over and roll up their sleeves. Ripe for renovation this property would respond well and come up an absolute treat. Alternatively, simply knock down to a blank canvas and start again. The home itself comprises of five main rooms, including three good size bedrooms, large formal lounge room, separate dining room, kitchen, bathroom and laundry. Other features include:- Built in robes to bedroom 1- Double doors opening from the dining room to the north facing rear yard- Both kitchen and bathroom have been upgraded approx. 1980's- Walk in pantry- Timber floors throughout- Large laundry- Lock up garage

Ideally situated in the heart of Fulham surrounded by quality homes, this generous allotment of 696sqm has a frontage of 18.29m and a depth of 38.10m which give you the flexibility in your new floor plan if you are thinking to redevelop the property or build your dream family home. With local amenities nearby such as, Henley square, the beach, Torrens Linear Park trail, Adelaide Airport, Kooyonga Golf Club to name just a few, also zoned for Fulham North Primary and Henley High Schools. This property has all the right ingredients to give you the lifestyle you choose, whether you are looking to renovate and/or extend to your own taste or build your dream home, there is an opportunity to value add and reap the rewards.

CT / Vol 5638 / Folio 190 Year Built / 1964 Land Size / 696sqm approx. Equivalent Building Area / 180sqm Frontage / 18.29m Depth / 38.10m Council Rates / \$1,924.95 p.a. Water & Sewer / \$229.44 p.q. ESL / \$190.45 p.a. Council / City of West Torrens Zoning / Suburban Neighbourhood Torrens Title

The Vendor's Statement (Form 1) will be available for perusal by members of the public: (A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. Speak to TURNER Property Management about managing this property #expectmore RLA 62639