

# D1 & D4/3 Gault Avenue, Fulham, SA, 5024

## House For Sale

Tuesday, 26 November 2024

D1 & D4/3 Gault Avenue, Fulham, SA, 5024

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Peggie Sim

0414304262

## Calling All First Home Buyers & Foreign Buyers! Your Beachside Dream Home Awaits!

Experience the ultimate in luxury living with these Torrens Titled homes, ideally located just 1.2 km from Henley Beach. Whether you're downsizing or searching for your ideal family home, these properties offer unparalleled comfort and style. Enjoy easy access to local shops, Henley Square's vibrant dining, golf courses, schools, and parks. With the airport only 5 minutes away and the CBD 10 km distant, commuting is hassle-free.

D1 - Available

D2 - Reserved

D3 - Reserved

D4 - Available

As you enter your beautiful new home, you're not just walking into a space of sophisticated design - you're stepping into a warm, functional environment that truly feels like home. These exceptional house and land packages are crafted by ST Construct, an award-winning custom home builder known for their superior craftsmanship, attention to detail, and commitment to quality. Winners for 2024 HIA-CSR SA Housing and Kitchen Award. <https://stconstruct.com.au/>

Inside, you'll find a modern designer kitchen featuring porcelain or acrylic surfaces, a large Bosch cooktop (gas or induction), a Bosch wall oven, and a Butler's Pantry. A dishwasher is included, with the option to upgrade to a semi-integrated model or built-in microwave. The main decision is choosing between a light or dark interior theme.

The downstairs master suite includes an ensuite with a double vanity and walk-in robe. Upstairs, two generously sized bedrooms provide comfort and privacy, alongside a semi-ensuite bathroom with stylish fixtures.

A full internal laundry adds practicality, and the home offers a double lock-up garage with remote and internal access. Reverse cycle ducted heating and cooling ensure comfort all year round.

With our exclusive house and land packages, you'll enjoy the benefits of a fixed-price contract with no hidden costs. A key financial advantage is that you'll only pay stamp duty on the land, making it more affordable to own your dream home. As a first home buyer, you may also qualify for the generous \$15,000 First Home Buyers Grant and pay no stamp duty on the land, providing a fantastic incentive to enter the property market (STTC).

These homes combine modern design, quality construction, and the latest features to offer comfort, peace of mind, and a smart investment in a growing community. Don't miss your chance to make this your new home!

### Key Features:

- Design & Layout: Torrens Titled homes, perfect for both families and downsizers.
- Includes modern open-plan living, a master suite with ensuite, and spacious upstairs bedrooms.

### Luxury Inclusions:

- Designer kitchen with Bosch appliances (gas or induction cooktop, wall oven, dishwasher, butler's pantry).
- Velux skylights for natural light, Hebel flooring for thermal and acoustic benefits (optional)
- Reverse cycle ducted heating and cooling for comfort year-round.

### Sustainability:

- 6-star energy rating, environmentally conscious design.

### External Features:

- Private Yard & Alfresco: Rear north-facing, sun-drenched, fully-fenced yards for pets and children.
- Shaded alfresco area for outdoor dining.
- Landscaped Grounds: Easy-care garden and exposed aggregate paths.

#### Location Benefits:

- Just moments from Henley Beach, a short drive to the airport (5 minutes) and the CBD (10 km).
- Nearby shops, schools, golf courses, and recreational areas offer convenience and lifestyle.

#### Financial Advantages:

- Fixed Price Contract with no hidden costs.
- First Home Buyers: Eligible for the First Home Buyers Grant of \$15,000 (subject to Revenue SA criteria).
- Potential first home buyer savings and stamp duty savings make this an excellent opportunity to enter the property market.

#### Additional Features:

- Double Lock-Up Garage with remote and internal access (except Dwelling 4, which has a double carport).
- Prominent architecturally designed facade and concrete crossover included.

These exceptional house and land packages offer the perfect blend of luxury and affordability. Don't miss your chance to secure a brand-new home in a thriving, sought-after location. Contact Peggie 0414 304 262 or Justin 0422 221 162 to make this dream a reality!

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 inquiries and obtain their own legal advice. The 3D renders are for illustration purposes only. The inclusions are based on specification and inclusion list.