ASHGROVE

FULHAM



Single-Level Elegance, Reserve Outlook

Introducing Ashgrove at Ashburn by Premier Development Group. A single-level residence of rare quality, with generous proportions, refined finishes and effortless flow. Moments from Henley Beach, minutes to the city. Elevated living, made easy.



A Timeless First Impression

The façade exudes quiet sophistication, with natural limestone anchoring the form, clad soffits and curated feature lighting. Expansive windows draw in natural light throughout the day, while the statement timber entry door and matching letterbox create a cohesive, elegant arrival.

The result is a composed, contemporary profile, perfectly attuned to its tranquil reserve-side setting in Fulham, just moments from Henley Beach.

Spacious by Design, Refined in Every Detail



Abundant natural light pours through expansive glazing into the open-plan living hub, where soaring ceilings amplify the sense of space.

At its heart, a dramatic waterfall-edge island anchors the gourmet kitchen, complemented by custom joinery, a generous walk-in pantry and a dedicated wine and bar area. The space flows effortlessly out to a covered alfresco with provisions for an outdoor kitchen, ready for year-round entertaining.

Four generously proportioned bedrooms include a serene master suite with walk-in robe and luxurious ensuite. A separate lounge offers a flexible retreat for the whole family, while zoned ducted reverse-cycle air-conditioning ensures comfort in every season.









Key Features

Thoughtfully Considered. Beautifully Finished.



High-spec Torrens Titled home, fixed-price full turnkey house & land package



Lofty Ceilings



Gourmet kitchen with waterfall stone island, SMEG 900mm appliances & walk-in pantry



Premium stone benchtops and custom joinery throughout



Master bedroom with walk-in robe & luxe ensuite



Three additional bedrooms with built-in robes and plush carpet



Separate lounge for flexible living



Bathrooms with full-height tiling, frameless shower screens & sleek in-wall cisterns



Premium Taps and sanitaryware



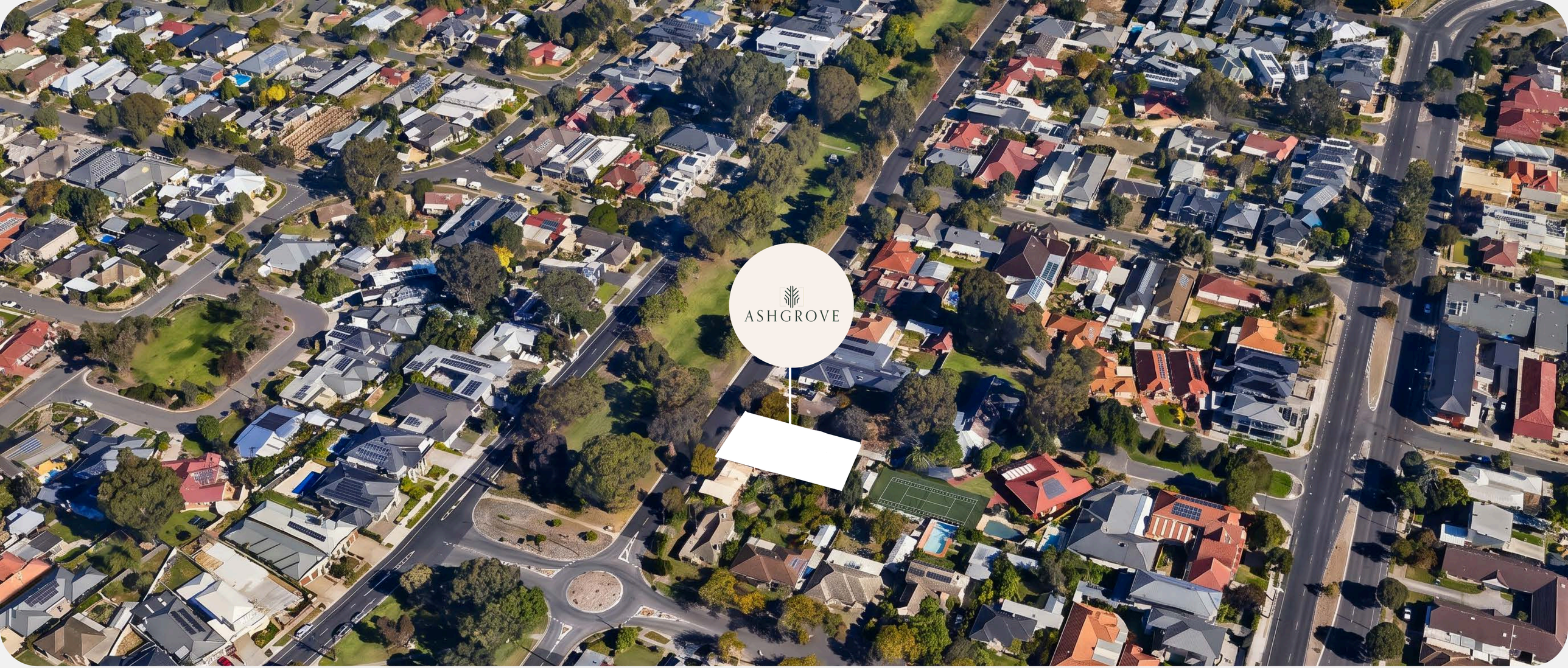
Zoned ducted reverse-cycle air conditioning



Exposed aggregate driveway & fully landscaped surrounds



Double garage with remote-controlled panel-lift door



Discover the Neighbourhood

VISIT THE SITE

22 Ashburn Avenue, Fulham, SA 5024

Disclaimer: Plans, renders, finishes, landscaping and inclusions are indicative and subject to change. Purchasers should refer to final contract documentation and undertake their own enquiries.



Lifestyle & Location

Overlooking Ashburn Avenue Reserve, Ashgrove offers a desirable balance of green surroundings and coastal convenience.

Henley Beach and Henley Square are within easy reach, offering beaches, cafés and dining, while the River Torrens Linear Park Trail provides scenic walking and cycling opportunities.





Where Community, Convenience & Lifestyle Meet

With Fulham Gardens Shopping Centre, Harbour Town, Adelaide Airport and the CBD conveniently accessible, everyday essentials are close at hand.
Families also benefit from nearby schooling options, including Henley High School, Fulham North Primary School and St Michael's College.



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Premier Development Group

ALLAN REAL ESTATE
RLA 239101

Register your interest

Brad Allan
0402 103 385
brad@allanre.com.au

James Marron
0438 804 492
james@allanre.com.au

Architectural images are artist's impressions used in marketing materials of this development