19 August 2025

Contact
Dani Hanlon
E: dani.hanlon@savills.com.au
M: +61 (0) 421 032 606

Level 25,
Governor Phillip Tower
1 Farrer Place
SYDNEY NSW 2000
T: +61 (0) 28215 8888

savills.com.au

Prime inner-west development opportunity listed for first time in seven decades

A rare opportunity to acquire a generational residential landholding in one of Adelaide's most sought-after inner-west suburbs has been offered to market. Spanning three Torrens titles and a combined 4,012sqm, this portfolio includes two fully leased townhouse and apartment complexes and an adjoining house, offering both immediate income and long-term growth potential.

Strategically positioned less than 9 kilometres from Adelaide's CBD and minutes from Henley Beach and Grange, 43, 45 and 47 Marlborough Street, Fulham Gardens, consisting of 16 townhouses, two apartments and a residential home with development potential. 43 Marlborough Street is a fully leased prime residential block, featuring 10 two-level, two-bedroom townhouses and two first-floor two-bedroom apartments with 12 car parking spaces positioned on the corner of Marlborough Street and Valma Avenue.

Directly adjoining, 45 Marlborough Street is a quality residential townhouse block consisting of six two-level, two-bedroom townhouses, fully let with many long-term tenants in place and potential rental uplift. The properties are accompanied by carport parking behind the townhouses, which is accessed via the side driveway.

In contrast, 47 Marlborough Street offers an incredibly blank canvas with broad appeal for numerous buyers. Currently occupied by an art-deco home with large rear garaging, the 1,059sqm space features a wide 23.49m frontage and is being offered with vacant possession, allowing for flexibility of outcomes for a purchaser.

A local private family has owned the land for over 70 years and initially built the family home on 47 Marlborough Street, before developing the properties at 43 and 45 Marlborough Street.

Sam Alexander, Associate Director of Agency at Savills Australia and New Zealand, comments, "Rarely are entire blocks of units available for purchase, making this a once-in-a-generation opportunity to acquire two contiguous unit blocks and an adjoining title.

"Buyers have the flexibility to acquire all three sites in one line, purchase individually for passive investment, reposition for rental uplift, or redevelop all or part of the holdings," he said.

The property is surrounded by a wealth of amenities, including Fulham Gardens Shopping Centre and other major supermarkets, cafes, restaurants, retail and education options.

Matt Holland, State Managing Director - South Australia at Savills Australia and New Zealand, reinforced the value of its prime location

"Fulham Gardens and the surrounding areas including Henley Beach, Grange, West Beach & Lockleys continue to experience significant capital growth driven by limited supply and sustained demand across the whole market from first home buyer groups right through to families looking to buy or build generous family residences.

"For both investors and developers, the properties' highly central inner-western location and established residential demand present excellent long-term growth prospects underpinned by stable market fundamentals," Mr Holland added.

Press Release

Fulham Gardens and the surrounding areas present an attractive demographic, characterised by an affluent, stable and well-educated population. The population is dominated by working professionals, executives and young families, driving demand for housing, contributing to consistently low vacancy rates and strong price and rental growth.

Tim Grosmann, State Director, Commercial Sales NSW at Savills Australia and New Zealand, added, “For both developers and investors, the combination of population growth, extremely constrained residential supply and a high-demand demographic profile makes Fulham Gardens a prime target for investment and long-term capital growth.”

The property is offered for sale by Expressions of Interest, closing on Thursday, 18th September 2025 at 4pm (ACST).

-ends-

For further information contact:
Dani Hanlon, PR & Communications Director
Savills Australia and New Zealand
E: dani.hanlon@savills.com.au

About Savills
For over 160 years, Savills has been helping people thrive through place and spaces.

Listed on the London Stock Exchange, we have more than 40,000 professionals collaborating across over 70 countries, delivering unrivalled coverage and expertise to the world of commercial and prime residential real estate.

By applying world research data and trends to local and global settings, we’re able to empower our clients with insights from the forefront of the industry – bringing their aspirations to life through innovative, tailor-made solutions.

Whether we are working with a global corporate looking to expand, an investor seeking to sustainably optimise their portfolio, or a family trying to find a new home, we help our clients make better property decisions.

Press Release