

**1/11 West Street, Ascot Park, SA 5043**

NOAKES  
NICKOLAS

**Unit For Sale**

Wednesday, 17 April 2024

1/11 West Street, Ascot Park, SA 5043

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 183 m2**

**Type: Unit**



Michael Balawejder  
0881663989



Courtney Green  
0468389432

**\$480K - \$510K**

Best Offers By Wednesday 24th of May at 12pm (Unless Sold Prior). Introducing 1/11 West Street, a charming double brick residence neatly tucked away in the heart of Ascot Park. Built in 1991, this tidy two-bedroom home is the embodiment of compact comfort and functionality. With its strategic location and well-maintained condition, it represents a wonderful opportunity for first homebuyers or savvy investors. Stepping inside, you're welcomed by cosy carpet flooring throughout, and easy-care laminate to the kitchen floors. The original kitchen is outfitted with a gas cooktop, perfect for those who enjoy whipping up meals at home. Outdoor enthusiasts will appreciate the pergola, a spot suited for enjoying the balmy Australian evenings. More features to love:- Two bedrooms offer comfortable sleeping quarters main with built in robes- Double brick construction ensures durability- Neat and tidy condition, well kept since construction in 1991- Cosy carpet throughout living areas for ultimate comfort- Original kitchen equipped with a gas cooktop- Laminate flooring in kitchen for easy maintenance- Pergola for outdoor relaxation and entertainment- Split reverse cycle air conditioning- Single garage offers secure parking- Separate dining- Separate laundry for added convenience- Zoned for Hamilton Secondary College- 5-minute drive to Somerton Park Beach for beach lovers- Close to Marion outdoor Pool and Oaklands Wetland Reserve for recreational activities- Easy access to Westfield Marion Shopping Centre and Pasadena Foodland for daily necessities- Short walk to Ascot Park Train Station for easy commuting- Within proximity to Clovelly Park Primary School This property, located in the vibrant Ascot Park neighbourhood, is just a stroll away from recreational spots like Marion Outdoor Pool and Oaklands Wetland Reserve. For beach lovers, Somerton Park Beach is a mere 5-minute drive. All in all, 1/11 West Street offers comfort, convenience, and prime location in one delightful package. Land Size: 183sqm Year Built: 1991 Title: Strata Council: City of Marion Council Rates: \$1179.96 PASA Water: \$153.70 PQES Levy: \$112.70 PA Strata Rates: \$615 PQ Disclaimer: 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.