

1/2 Fourth Avenue, Ascot Park, SA 5043

Smallacombe

Unit For Sale

Tuesday, 11 June 2024

1/2 Fourth Avenue, Ascot Park, SA 5043

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Janet HansenSmith
0410668676



Bec Parker
0407505286

\$545,000 - \$595,000

This solid brick homette is one of only 3 and has so many valuable extras, including two private yards and a lock up garage. Entry is into a huge fully paved front yard with a pergola ~ ideal to relax and entertain family and friends. Inside offers;* Spacious living room with split system air conditioner and room for a dining table* 'As new' kitchen with dishwasher and breakfast bar/casual meals* Huge master bedroom with split system air conditioner * Second bedroom with built in robes* Renovated bathroom with a separate spa bath and shower* Separate toilet and separate laundry with good storage Step outside to another fabulous fully paved and very private entertaining space with direct access to the garage. More to love;* Single level, small group and self-managed strata, so no expensive strata fees* Two fabulous outdoor spaces to enjoy - both private and secure* Downlighting* Lock up garage with roller door as well as rear door to the back courtyard* Pet friendly* Potential to add your own touches and make it your own Private and secure with easy access to both the bus and train. Close to local shops, schools and parks. Just minutes to Westfield Marion and so many amenities. A perfect starter, low maintenance home or a great investment. Council: City of Marion Council Rates: \$1,176.88 per annum SA Water: \$153.70 per quarter ESL: \$106.70 per annum Strata Rates: Shared Strata Insurance only (Self-managed) Year Built: 1975 Zoning: General Neighbourhood