

1/20 Fifth Avenue, Ascot Park, SA 5043

**NOAKES
NICKOLAS**

Unit For Sale

Friday, 14 June 2024

1/20 Fifth Avenue, Ascot Park, SA 5043

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Unit



Michael Balawejder
0881663989



Courtney Green
0468389432

\$580K

Auction Saturday 30th of June at 3:30pm (Unless Sold Prior). In the heart of Ascot Park, lies a neatly-presented courtyard home, a testament to effortless living with contemporary design. Seated at 1/20 Fifth Avenue, this two-bedroom home, built circa 1990 and recently renovated, is a promising opportunity for first home buyers, down-sizers and savvy investors. Composed of sturdy brick, the house shines with abundant natural light filtering through its updated interiors. Plantation shutters fitted on all windows creates a feel of luxury and privacy. With carpet throughout and laminate flooring to the kitchen and dining areas, the property strikes a balance of warmth and practicality. The property's features include:- Located in a small group of 3- An entertainer's kitchen equipped with a modern induction cooktop and modern fittings- Plantation shutters on all windows - A pergola offering ample shade for outdoor gatherings- Split reverse cycle air-conditioning for year-round comfort- Single garage with a roller door and additional parking for one car- A separate laundry area for practicality- Ceiling fans installed in all bedrooms, lounge and the dining space- A generous backyard for enjoyable open-air moments As for location, this property significantly benefits from: - Its proximity to Coles Park Holme, a practicality under one minute away- Ascot Park Train Station, making daily commutes easy- Being a five-minute drive to the stunning Glenelg and Somerton Park beaches- The nearby Oaklands Wetland Reserve, offering peaceful strolls- A quick two-minute drive to the bustling Westfield Marion Shopping Centre- School zoning for Hamilton Secondary School- Ascot Park Primary School only 800m away This courtyard home not only provides comfort but also convenience with its strategic location. This is a golden opportunity to secure a piece of the dynamic Ascot Park. Land Size: 178sqm Year Built: 1990 Title: Strata Council: City of Marion Council Rates: \$1179.96 PASA Water: \$153.70 PQES Levy: \$112.70 PA 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.