

**1/20 Second Avenue, Ascot Park, SA 5043**

**NOAKES  
NICKOLAS**

**Sold Unit**

Thursday, 29 February 2024

1/20 Second Avenue, Ascot Park, SA 5043

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Michael Balawejder  
0881663989



Courtney Green  
0468389432

**\$600,000**

Set on the front of a tidy group, this tidy red brick homette is ready to offer a new lifestyle with convenience at your fingertips in Ascot Park. Built in the mid 90's and beautifully updated to offer modern living, enter onto stylish timber laminate floor and take in a spacious and light-filled lounge and dining space. A fresh kitchen offers plenty of bench space and storage, including a large pantry, and flows through the dining to the undercover patio. It overlooks a surprisingly spacious and private courtyard, offering plenty of room for entertaining or turning this fabulous blank canvas into an outdoor space that suits you. Both double bedrooms are fitted with built-in robes, sheer and block-out curtains, as well as ceiling fan for year-round comfort, while a bright bathroom includes a white bath, vanity and separate shower, with a handy separate toilet. Low maintenance and chic, this wonderful address is ready to private a secure and stylish home base on Second Avenue. Walking distance to Castle Plaza, trains and local schools, while a short drive to the beach and Westfield Marion, everything you need is within easy reach in Ascot Park. Ideal for the investor, busy professional or homebody alike, don't miss this opportunity to secure this self-contained home base! More features to love:- Split system A/C to living and ceiling fans to bedrooms- Secure car space with auto roller door and second off-street park- Dedicated laundry with external access- Low maintenance courtyard- Garden shed- Zoned to Hamilton Secondary College, walking distance to Ascot Park Primary and within the catchment area for Ascot Park Kindergarten- Moments to Ascot Park Railway Station- 2.8km to Westfield Marion, 4.5km to the coast and under 7km to the Adelaide CBDLand Size: 213sqmYear Built: 1993Title: StrataCouncil: City of MarionCouncil Rates: \$1179.55PASA Water: \$153.70PQES Levy: TBCDisclaimer: 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.