

1/30 Fifth Avenue, Ascot Park, SA 5043



Unit For Sale

Friday, 8 March 2024

1/30 Fifth Avenue, Ascot Park, SA 5043

Bedrooms: 2

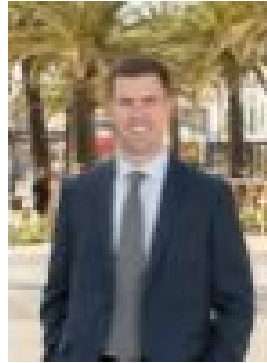
Bathrooms: 1

Parkings: 1

Type: Unit



Adam Keane
0421225630



Chris Daley
0422465689

Auction (USP)

Set in a quiet group of five, this 2-bedroom unit is located in the heart of Ascot Park. Ideally suited for both investors and first home buyers, the central location ensures a peaceful retreat while providing convenient access to the Adelaide CBD through the nearby Train Line. Step inside the property to open plan living with plenty of natural light. The stylish kitchen is complete with modern features such as gas cooking, tiled splashback and breakfast bar. The unit features two generously sized bedrooms with the main bedroom including a built-in robe. The large main bathroom includes a bath for relaxation and the laundry has external access. The outdoor area is a highlight, offering a covered paved courtyard perfect for alfresco dining and entertaining and a small, private low maintenance backyard. Additional features include ducted reverse cycle air conditioning, a secure garage with roller door and external access and a second shared car space along side of the garage. Situated in a convenient location, this unit is close to major shopping destinations such as Castle Plaza, Park Holme Shopping Centre, and Westfield Marion. Recreation is easily accessible with the Marion Outdoor Pool and Hendrie Street Reserve nearby. The Train Line facilitates effortless travel to the coast, the Adelaide CBD or Flinders University and Medical precinct. Quality schooling is just around the corner with Sacred Heart College Campus and Westminster School both being under a 5-minute drive away.

What we love:

- Ideal for investors or first home buyers
- Open plan living/dining/kitchen area
- Modern kitchen with breakfast bar
- Main bedroom with built-in robe
- Large covered outdoor area for alfresco dining
- Ducted reverse cycle air conditioning throughout
- Close to Castle Plaza, Park Holme Shopping Centre, Westfield Marion
- Easy access to the Train Line for coastal, Adelaide CBD travel
- Quality schooling available at Sacred Heart College Campus and Westminster School

Currently tenanted to an outstanding tenant at \$500 per week until 18th August 2024. Auction: Saturday, 23rd March 2024 at 10.00am (unless sold prior) Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 411 Brighton Road, Brighton, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.