

10/12 Ashbrook Avenue, Payneham, SA 5070



Sold Unit

Friday, 3 November 2023

10/12 Ashbrook Avenue, Payneham, SA 5070

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Unit



Greg Nicholls

0883628008

\$610,000

Greg Nicholls of LJ Hooker Adelaide Metro welcomes you to this gorgeous homette, peacefully sheltered away in a pretty gated community. Showcasing the perfect blend of position, presentation and outdoor space, you will love this quality freestanding residence in the heart of the Eastern suburbs. This magnificent home exudes an instant sense of comfort from the moment you step inside. The expansive living area offers a cosy and welcoming ambiance, bathed in an abundance of natural light that fills every corner. Additionally, the inclusion of ducted reverse-cycle air conditioning ensures year-round comfort. The spacious, contemporary kitchen seamlessly connects to the lounge and dining areas, creating a dream space for cooking enthusiasts. This well-appointed kitchen offers generous bench space, high-quality cabinetry, gas cooktop, Bosch super silence 44db dishwasher, stainless steel sink with Puratap and an expansive 2m x 2.7m walk-in pantry, where your chef's tools or wine fridge can take pride of place. Boasting three exceptionally comfortable bedrooms adorned with sleek laminate flooring, all serviced by a renovated, sparkling bathroom and a separate toilet for added convenience. The master bedroom is particularly appealing, featuring ample built-in storage and the flexibility to accommodate a king-sized bed. Ample yard space is available, perfect for additional storage or hosting delightful BBQ gatherings with friends and family. For those who relish the opportunity to personalise the garden borders and add their unique touch, this property offers the ideal canvas. You will love:- Close to Payneham Memorial Swimming Centre \$24m future upgrade- Four legged friends welcome- Freestanding in an excellent position.- Modern, open plan living.- Reverse cycle heating and cooling for year-round comfort.- Stunning modern kitchen with Bosch dishwasher and gas cooktop.- Massive pantry 2m x 2.7m to store food to your hearts content.- Huge master bedroom with build-in robes.- Gas hot water system.- Your own dedicated, secure carport that's perfect for larger cars.- Quietly tucked away in a gated community.- NBN ready The location is first class, as you are surrounded by so many wonderful amenities in this premier Eastern pocket! Duck into the Adelaide CBD in minutes. Dine out in cosmopolitan Norwood Parade. Load up on fresh farm goods at the Marden Markets or drop into one of the many local gyms. Payneham Oval and tennis courts are perfectly located across the road for your enjoyment. There are so many amazing shopping options nearby, with Firlle Plaza, Marden Shopping Centre and Burnside Village only minutes away. Public education is outstanding, serviced by desirable Norwood International High School. There are also some of the best private schools in Adelaide nearby. What an opportunity! Purchasing this property as an investment? Talk with Kirsty Clark from our PM team to discuss our exclusive offer to landlords until the 31/12/23** 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 61345 RLA 282965 RLA 231015