

**14 Third Avenue, Ascot Park, SA 5043**



**House For Sale**

Thursday, 1 February 2024

14 Third Avenue, Ascot Park, SA 5043

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1011 m2**

**Type: House**



Brad Allan  
0402103385



Mark Patterson  
0418898318

## **Auction - Saturday 17th Feb @ 10am**

Conveniently located close to local amenities and public transport connections, this neat and tidy home offers a fantastic opportunity for its new owners to build their dream home or redevelop (STCC). Situated on approximately 1,011sqm and with an 18.28m frontage, the site offers numerous development opportunities. The current modest home comprises 3 bedrooms, large living room & open plan kitchen / meals area. Conveniently located just minutes walk to local amenities including Park Holme Shopping Centre, Ascot Park Train Station, Ascot Park Primary School & zoned for Hamilton Secondary School. Property Specifics: Year Built / 1950 Council / City of Marion Council Rates / \$1,958.47 per annum ESL / \$161.85 per annum SA Water / \$187.79 per quarter Zoning / General Neighbourhood (GN) Land Size / 1,011sqm Frontage / 18.28m CT / Volume 5724 Folio 539