

1B Fifth Avenue, Ascot Park, SA 5043



House For Sale

Wednesday, 7 February 2024

1B Fifth Avenue, Ascot Park, SA 5043

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 556 m2

Type: House



Adam Rice
0402936953



Samuel Paton

Best Offer By 5pm, 20th February (USP)

Located in an excellent central location, this Torrens Titled family home offers an ideal opportunity for both first home buyers and investors. Designed with a focus on maximising space and convenience, this property ensures comfortable living without compromising on functionality. Step into a large entry with a skylight which flows to an open plan living area with an excellent sized kitchen complete with a double drawer dishwasher and plenty of storage. The master bedroom includes an ensuite with a spa bath and built-in robe and the additional two bedrooms are generous in size and feature built-in robes. Bedroom 3 offers access to the two-way main bathroom, enhancing convenience and accessibility. Stepping outside, you'll find an undercover outdoor entertaining area complemented by a low-maintenance backyard, ideal for hosting gatherings or simply relaxing outdoors. To maximise living space there is a detached studio with its own kitchen, the perfect opportunity for a teenager's retreat or storage area. Additional features include a single garage with internal access, secure front gates for additional security and ducted air conditioning throughout. 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 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 Champagnat Campus and Westminster School both being under a 5-minute drive away.

What we love:

- 556sqm (approx.) allotment
- Open plan living and dining area
- Well-appointed kitchen with dishwasher
- Master bedroom with ensuite and spa bath
- Built-in robes in all bedrooms
- Two-way main bathroom
- Undercover outdoor entertaining area
- Low-maintenance backyard
- Detached studio with kitchen
- Garage with internal access
- Ducted air conditioning throughout

Specifications:

Torrens titled
Year built - 1993
ESL - \$292.85 per annum
Council rates - \$1,587.95 per annum
Water rates - \$74.20 per quarter
Sewer rates - \$92.10 per quarter

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.