

**2/2 Fourth Avenue, Ascot Park, SA 5043**

Smallacombe

**Unit For Sale**

Wednesday, 3 April 2024

2/2 Fourth Avenue, Ascot Park, SA 5043

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Janet HansenSmith  
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Bec Parker  
0407505286

**\$510,000 - \$550,000**

One of only 3, privately tucked away with 2 large outdoor spaces to enjoy. This is almost a freestanding property, with only one shared wall and a breezeway separating it from Unit 3. So private and secure. Entry is into a huge fully paved front yard with a pergola ~ ideal to enjoy morning coffee in the sunshine. Inside offers; \* Spacious living room with split system air conditioner and room for a dining table \* Neat kitchen with casual meals \* Huge master bedroom and great size second bedroom, both with built in robes \* Bathroom with a separate bathtub and shower \* Separate toilet and separate laundry Step outside to another fabulous fully paved and very private entertaining space, boasting a large pergola and still so much scope to make it your own. More to love; \* Single level with 2 fabulous outdoor spaces to enjoy \* Lock up garage with roller door \* Roller shutters \* Self-managed ~ so no expensive strata fees \* Pet friendly \* Potential to add your own improvements, both inside and out Fabulous location ~ easy access to both the bus and train. Close to local shops, schools and parks. Just minutes to Westfield Marion and so many amenities. A perfect starter, low maintenance home or a great investment. Council: City of Marion Council Rates: \$1,176.88 per annum SA Water: \$153.70 per quarter ESL: \$106.70 per annum Strata Rates: Shared Strata Insurance only (Self-managed) Year Built: 1975 Zoning: General Neighbourhood