

**2/24 Ashbrook Avenue, Payneham, SA 5070**



**Sold Unit**

Friday, 15 March 2024

2/24 Ashbrook Avenue, Payneham, SA 5070

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Georgie Young  
0431929953

## Contact agent

ALERT | Close of offers NOW Wednesday 20th March 12 pm  
Nestled within a secure gated community, this modern homette presents an excellent lifestyle opportunity for busy professionals, first-time homebuyers, investors, or those seeking a convenient lock-up-and-leave base in Adelaide. The soaring-raked ceilings lend an airy ambience to the open-plan kitchen, dining, and living space. The expansive picture windows welcome abundant natural light and allow the lush green landscaping to create a peaceful and tranquil space. The contemporary kitchen boasts stainless steel appliances with a gas cooktop and dishwasher. This unit is only sharing one common wall and features two spacious bedrooms, each equipped with built-in robes. The property includes a generously sized modern bathroom and a separate thoughtfully designed laundry area. Surrounding the home, you will see established landscaping in the front and back yard, creating a serene atmosphere, complemented by a paved courtyard with shade cloth, making it perfect for outdoor entertaining. Features we love: - Gated group behind secure electronic gates - North facing rear - Semi-attached homette (only sharing one common wall) - Private enclosed front and back yard - Raked ceilings - Large windows framing the lush greenery outside, creating a peaceful and tranquil space - Lush established hedges plus freshly laid lawn - Compact kitchen with everything you need, including gas cooktop and dishwasher - 2nd bedroom or home office overlooking private yard - Paved backyard with shade cloth, perfect for outdoor dining - Garden shed and service yard with clothesline - Built-in wardrobes in both bedrooms - Large bathroom, with shower, vanity and toilet - Separate laundry room - Wall split air conditioning unit for heating and cooling  
Location: - Walking distance to; shops, eateries, public transport, medical centres, gyms, shopping centres, Payneham Swimming Centre and schools - Down the street, you are at Payneham oval - 10 minutes drive to the CBD - Less than 5 minutes to The Parade Norwood where you can enjoy all the hottest shops and eateries - A couple of minutes' drive and you will be at Firlle Plaza where you will find, Kmart, Coles, Firlle Medical Centre and Chemist.  
Specifications: CT: Volume 5916 Folio 957 Council: City of Norwood, Payneham & St Peters Built: 1980 Council Rates: \$1,257.60 p.a Community Manager: Adelaide Strata & Community Management Sinking Fund: \$96.00 p.q Admin Fund: \$456.00 p.q Emergency Services Levy: \$83.40 p.a SA Water: \$153.70 p.q Estimated rental assessment: \$460 per week / Written rental assessment can be provided upon request School Zoned: Felixstow Primary School and Norwood International High School