

**2/5 Third Avenue, Ascot Park, SA 5043**

**Sold Unit**

Thursday, 17 August 2023

2/5 Third Avenue, Ascot Park, SA 5043

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Mark Patterson  
0418898318

**\$362,000**

Situated in a well-maintained group, this neat and tidy unit offers a fantastic opportunity for first home owners or investors looking to secure a property in this convenient location. The solid brick unit offers a spacious living room and separate open plan kitchen and meals area. The updated kitchen offers a gas cooktop and adjoins the separate laundry. Both bedrooms offer built-in robes and are located adjacent the main bathroom with separate bath and shower. The good-sized rear courtyard offers a great space for entertaining and includes a shaded pergola. Other notable features include:- Ducted cooling- Built-in robes in both bedrooms- Bathroom with separate shower and bath- Single carport 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. Currently tenanted at \$355 per week until January 2024. Property Specifics: Year Built / 1974 Council / City of Marion Council Rates / \$1,171.87 per year Strata Admin Fund / \$396.48 per quarter Strata Sinking Fund / \$238.00 per quarter SA Water / \$153.70 per quarter CT / Volume 5053 Folio 969 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. RLA 239101