

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

NOAKES  
NICKOLAS

**House For Sale**

Thursday, 13 June 2024

36 Third Avenue, Ascot Park, SA 5043

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 373 m2**

**Type: House**



Michael Balawejder  
0881663989



Courtney Green  
0468389432

**\$820K**

Auction on 30th of June at 2pm (Unless Sold Prior). Step into sleek sophistication at this neatly-presented, modern home at 36 Third Avenue, Ascot Park. Custom built in 2010, this divine dwelling radiates contemporary charm, promising to delight families, first-time buyers, professionals and investors alike. From the polished timber floors to the high ceilings, this residence is a fascinating blend of style, comfort and functionality. The inviting curb appeal leads you into a haven of multiple living zones, including open-plan living areas and an ensuite bathroom. A modern kitchen with a dishwasher, stainless appliances and a gas cooktop is at the heart of the home. The property also boasts a low maintenance courtyard, offering the perfect place for a peaceful retreat. Key features of the property include:- 3 spacious bedrooms- Polished timber floors- High ceilings- Ensuite bathroom & separate laundry- Modern kitchen equipped with dishwasher- Stainless appliances and gas cooktop- Ducted r/c - Double garage with parking for 2 cars - Walk-in robe, built-in robes, linen closet - Instant gas hot water - Irrigated front and rear gardens The location of this property further enhances its appeal. Just a 2-minute drive from Westfield Marion and Castle Plaza Shopping Centre, and a 5-minute drive from Somerton Park Beach, every convenience is close at hand. Nature lovers will appreciate the close proximity to Oaklands Wetland Reserve. Hamilton Secondary College is the school zoning for this property, and Ascot Park Primary School is a mere 800m away. Meanwhile, Ascot Park Train Station is right around the corner, making commuting a breeze. This modern Ascot Park home is a testament to quality design and contemporary living. Don't let this opportunity pass you by. Land Size: 373sqm Frontage: 16.46m Year Built: 2010 Title: Torrens Council: City of Marion Council Rates: \$1746.75 PASA Water: \$175.51 PQES Levy: \$149.75 PA 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.