

4/20 Sixth Avenue, Ascot Park, SA 5043

HARRIS

Sold Unit

Wednesday, 10 January 2024

4/20 Sixth Avenue, Ascot Park, SA 5043

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Millie Unger  
0401000346



Daniel Stewart  
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**\$574,000**

Tucked quietly back from Sixth Avenue in a secure group of just four, this two-bedroom homette takes privacy and an easy-care lockup lifestyle to the next level with perks of both the city and coast at your fingertips. Having seen a string of contemporary updates, the light and bright palette warmly welcomes upon timber-look floors, offsetting crisply painted walls imbued with natural light stemming from front-facing picture windows. Ample and air-conditioned living continues to flow through to an open plan kitchen, encouraging interaction with both companions and your love of cooking thanks to quality electric appliances, dishwasher, neutral cabinetry and expansive bench space. To the left, both spacious bedrooms boast brick feature walls, built-in robes and bookend a main bathroom that offers a separate friendly-family bathtub and toilet. Step out to an undercover entertaining zone that allows you to enjoy your evening glass of wine with a side of fresh air, looking out onto a surprisingly spacious patch of lawn and established hedging wrapped in good neighbour fencing. Allowing you to lock your car up in the secure garage and leave at a moment's notice, your investment is sure to grow while you're off living life to the fullest. Convenience always prevails in Ascot Park – enjoy prime access to reserves, playgrounds, pristine beaches, shopping amenities and public transport – reinforcing that absolutely everything is at your fingertips from Sixth Avenue... Even more to love:

- Small, secure group of four
- Garage with roller door
- Walk-in pantry & dishwasher
- R/C air conditioning to lounge & master
- LED downlights
- Garden shed
- Zoned for Hamilton Secondary College
- 900m to Ascot Park Primary
- Just 5-minutes to Glenelg, Castle Plaza & Westfield Marion
- A quick dash to the CBD via Ascot Park train station

Specifications: CT / 5063/81 Council / Marion Zoning / General Neighbourhood Built / 1991 Council Rates / \$899.55pa Strata Rates / \$480pq Strata Manager / Whittles Emergency Services Levy / \$113.50pa SA Water / \$153.70pq Estimated rental assessment / \$500 - \$530 per week / Written rental assessment can be provided upon request Nearby Schools / Ascot Park P.S, Forbes P.S, Clovelly Park P.S, Marion P.S, Edwardstown P.S, Hamilton Secondary College, Springbank Secondary College, Mitcham Girls H.S 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409