

4/6 Sixth Avenue, Ascot Park, SA 5043



Unit For Sale

Thursday, 14 December 2023

4/6 Sixth Avenue, Ascot Park, SA 5043

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Unit



Anthony Fahey



Samuel Parsons
0431934575

\$425,000 - \$450,000

This neat two bedroom unit offers an exciting entry point into this popular locale. Featuring a large open plan main living area, two good sized bedrooms and a private rear yard. With the ability to park two vehicles off the street with the dual length carport area. Set in a small group of just four, with only one direct neighbour on the Western side. Conveniently positioned within close proximity to Westfield Marion, local shops, parks, schools and public transport (both bus and train). Whether as a first home, downsizer or ideal investment opportunity the choice is yours. Features of the property include:- Large open plan main living / dining room.- Separate kitchen equipped with freestanding oven, dishwasher - Main bedroom includes a built in robe and ceiling fan.- Bedroom two also includes a and ceiling.- Bathroom has both a bath and shower with a separate toilet.- Laundry room.- Private rear yard with a paved patio and lawn area.- Single carport drive through, with room for two vehicles behind the roller door.- Split system R/C air conditioning unit. - Plush carpet flooring.- Small garden shed.- Quality window treatments. All this and more in the ever popular suburb of Ascot Park. With easy access back into the CBD and to Adelaide Airport this central location ticks all the boxes. Contact Agents for further information. Body Corp Fees (Whittles) - \$588pqSA Water - \$151pqCouncil Rates (Marion Council) - \$1175 per yearEmergency services levy - \$106.70 per yearRLA 183205