

4 Fifth Avenue, Ascot Park, SA 5043

**NOAKES
NICKOLAS**

Sold House

Wednesday, 20 March 2024

4 Fifth Avenue, Ascot Park, SA 5043

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 318 m2

Type: House



Michael Balawejder
0881663989



Courtney Green
0468389432

\$850,300

* Under-Contract - Offer Accepted*Introducing a bright and tidy courtyard home, nestled in the serene streets of Ascot Park at 4 Fifth Avenue. This charming abode presents a classic aesthetic, brimming with curb appeal and radiating a welcoming vibe that is sure to appeal to families, first homebuyers, and diligent investors. This secure and neat property, originally built in 2007, delivers comfortable living with three spacious bedrooms, including a master bedroom with an ensuite and walk-in robe and open plan kitchen/ living and dining. The property also incorporates a separate laundry and a private courtyard, offering an idyllic retreat. The property's features include:-Three sizable bedrooms-An ensuite and walk-in robe for the master bedroom-Carpet and timber laminate across the property-A traditional, functional kitchen equipped with a breakfast bar, dishwasher, and gas cooktop-Main bathroom includes a spa bath-Third bedroom with built in robe-A well-maintained, private courtyard-A double garage with parking space for two cars-Separate laundry with floor to ceiling cupboards for ample storage-Gas ducted air conditioning for year-round comfort as well as a reverse cycle split system in the living/ dining roomPerfectly positioned, the property enjoys close proximity to numerous amenities. A quick 5-minute drive places you at Westfield Marion shopping centre, catering to all your retail needs. For nature lovers and fitness enthusiasts, the Marion outdoor pool is just around the corner. Furthermore, Ascot Park Train Stop is conveniently located a short 2-minute walk away, ensuring easy commutes. In terms of education, the property proudly sits within the school zoning for Hamilton Secondary School. It is also in close proximity to Westminster College and Ascot Primary School is just 700m away, making it a fantastic proposition for growing families. This neat and tidy courtyard home is a hidden gem in Ascot Park; a property that truly encapsulates the essence of tranquil, suburban living.Land Size: 318sqmYear Built: 2007Title: CommunityCouncil: City of MarionCouncil Rates: \$1455.62PASA Water: \$158.63PQES Levy: \$133.15PADisclaimer: 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.