

# 46 Adelaide Terrace, Ascot Park, SA 5043



## House For Sale

Monday, 22 January 2024

46 Adelaide Terrace, Ascot Park, SA 5043

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 479 m2**

**Type: House**



Travis Denham



Michelle Draper  
0420278550

**\$549k - \$599k**

Travis Denham and Michelle Draper proudly present to the market this stunning 1950's original home located at 46 Adelaide Terrace, Ascot Park. Situated in the central location of Ascot Park and sitting on a generous 479 sqm (approx.) allotment, this beautifully presented two-bedroom property boasts charm and character throughout. Featuring a functional floor plan inclusive of two living areas and a generous rear yard - there is so much to adore about this property. This home benefits from such a prominent location which is ideal for the first home buyers, small families and savvy investors alike. From the moment you step inside this property you will notice the warm and welcoming ambiance of this well-maintained home as you are greeted by the open-plan living and dining area that is complete with a cosy gas heater, timber floorboards and multiple picture windows that fill the room with an abundance of natural lighting. Continuing through, we find the spacious kitchen that is highly functional and perfect for the idyllic entertainer. The master chef of the home will enjoy the ample white cabinetry space, large bench tops for food preparations and appliances that include a four-burner gas cooktop, an oven and a dishwasher. Completing the entertaining spaces is the rear rumpus/second living room that can be used as a games room or teenagers retreat - the possibilities are endless. The property is equipped with two generously sized bedrooms that can be customised as per your preference. For your storage convenience, both bedrooms are fitted with a practical built-in robe. The layout of this floor plan is extremely functional with both bedrooms within close proximity to the home's main bathroom. The bathroom is complete with a bath tub, a walk-in shower and to the delight of the growing family, there is a separate toilet. If you aren't already impressed by the interior of this home, let's take a step outside. The front of the home presents beautifully and is complimented by manicured trees, plants and shrubbery. For safe storage of your vehicle, there is a single garage and single carport as well as additional driveway space, if you do so require. To the rear of the home, you will find the generous backyard where you can watch the kids and pets play on the lawn whilst hosting family and friends. As far as location goes, it doesn't get much better than this! The home is within close proximity to a number of quality schools including Edwardstown Primary School, Black Forest Primary School, Emmaus Christian College and Plympton International College. A short drive will land you at Flinders University, Flinders Hospital and Westfield Marion Shopping Centre. There is also a number of quality parks and reserves surrounding the home to enjoy. Public transport to and from home will be a breeze as you are just minutes away from Edwardstown Railway Station and a number of bus stops - there is no doubt that this home is in an exceptionally convenient location. Disclaimer: All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate, and details intended to be relied upon should be independently verified. (RLA 299713) Magain Real Estate Brighton Independent franchisee - Denham Property Sales Pty Ltd