

49D Adelaide Terrace, Ascot Park, SA 5043

NOAKES
NICKOLAS

House For Sale

Friday, 24 May 2024

49D Adelaide Terrace, Ascot Park, SA 5043

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 178 m²

Type: House



Michael Balawejder
0881663989



Courtney Green
0468389432

\$625K - \$665K

Best Offers By Sunday 2nd of June at 12pm (Unless Sold Prior). Welcome to 49D Adelaide Tce, nestled in the heart of Ascot Park. A neat, tidy and low maintenance home, carefully designed and constructed in 2002, complete with a captivating stone-fronted facade. This multi-level residence boasts an array of versatile and sophisticated spaces, pleasing to first home buyers, down-sizers and investors alike. The property's internal layout is an exciting blend of open-plan living, multiple zones, and split levels. A combination of tiled floors downstairs and carpeted areas upstairs perfectly balance comfort with modern practicality. Key features include a recently updated kitchen with an island and breakfast bar, updated bathroom, ducted reverse cycle air conditioning for year-round comfort, a single garage with ample off-street parking as well, a separate laundry, and a walk-in robe for added convenience in the second bedroom. Some additional highlights of this property include:- Electric gates to the entrance, for added security and privacy- 2 spacious bedrooms- Oversized master suite with balcony overlooking Audrey Street Reserve- Second bedroom with additional small balcony- Built in 2002- Gas hot water system- Gas stove- Neat and tidy condition- Private courtyard- Stone-fronted facade- Open-plan living- Multiple living zones, split levels- Tiled and carpeted floors- Kitchen with island and breakfast bar- Ducted r/c air conditioning- Single secure garage- Separate laundry- Walk-in robe to the main bedroom- Small group of four- Rear gate access to Audrey Street Reserve- School zoning for Hamilton Secondary College- Proximity to Clovelly Park Primary School and Ascot Park Primary School- Short drive to Coles Park Holme and Castle Plaza Shopping Centre- Ascot Park train station within walking distance Land Size: 178sqm Year Built: 2002 Title: Community Council: City of Marion Council Rates: \$1320 PASA Water: \$237 PQES Levy: \$124.05 PAC Community Rates: \$275 PQ 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.