

5/5 Ashley Place, Ridleyton, SA 5008



Townhouse For Sale

Thursday, 1 February 2024

5/5 Ashley Place, Ridleyton, SA 5008

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 108 m2

Type: Townhouse



Daniel Seach
0423598964



Peter Li
0415413250

Auction On-Site Friday 16th February 6:00PM

Situated in a no-through road, and exceptionally positioned opposite a quiet reserve, this functional three bedroom townhouse offers convenient living on the city fringe. Upon entering the home, you are greeted with an open-plan, light and bright living space with tiled floors and evaporative air conditioning. The kitchen is very serviceable, with an abundance of cupboard & bench space, an electric cooktop and dishwasher. Completing the downstairs level is a second toilet and laundry, plus understairs storage. Upstairs are three spacious bedrooms, the master with a large built-in robe and direct access to the modern 2-way bathroom. Bedroom two also has a built-in robe. The rear yard is low maintenance, and there is a large carport with parking for up to two cars off-street. A true urban sanctuary, allowing you to experience the best of both worlds in one of Adelaide's most sought-after and eclectic neighbourhoods. It offers cool bars, cafes & restaurants, Plant 4 in Bowden, trendy laneways showcasing pop culture street art, a short walk to the train, tram and bus, and entertainment venues.- Located in a "no through" road overlooking a quiet reserve - North facing orientation, with a spacious open plan living & dining space- Updated kitchen with electric cooktop, dishwasher & heaps of storage- Large master bedroom with BIR & capturing beautiful northern light- Two-way bathroom with direct access into the master bedroom- Large separate laundry with built-in storage plus a second toilet- Low maintenance yard with rear lane parking for up to two cars- Exceptional location with cool bars, eateries, cafes & entertainment- Located nearby to Plant 4 in Bowden + train, tram and bus transport- Only 6.2km away from the heart of the city & 3.8km from O'Connell St

Other information:
Title: Strata Title
Council: City of Charles Sturt
Zoning: Housing Diversity Neighbourhood
Build: c1993
Land: 143m²
Internal: 108m²
Council Rates: \$1,239.95 per annum
SA Water: \$74.20 per quarter (plus usage)
Emergency Services Levy: \$118.35 per annum
Strata Management: Strata Management SA
Strata Rates: \$364.15 per quarter
Rental Assessment: \$590 per week

All information has been obtained from sources deemed to be accurate, however, it cannot be guaranteed and neither the agent, agency or vendor accepts any liability for errors, omissions or oversights. Any reference to rates/outgoings, school zoning, planning consent, land/building sizes, build year, and solar panels are all approximate. It is recommended any interested parties conduct their own due diligence. If this property is being offered via public auction, the Form 1 (vendors statement) will be on display 3 business days prior to the auction, and for 30 minutes preceding the auction at the place of auction. RLA325330.