

50A West Street, Ascot Park, SA 5043

**NOAKES
NICKOLAS**

Sold House

Thursday, 22 February 2024

50A West Street, Ascot Park, SA 5043

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 173 m2

Type: House



Michael Balawejder
0881663989



Courtney Green
0468389432

\$750,000

Constructed in 2009, this stylish brick and hebel townhome offers comfortable contemporary living on a fuss-free 173m² allotment in Ascot Park. Surrounded by quality homes in a small group, the floorplan offers three bedrooms, two bathrooms and two car spaces, including a secure garage** Enjoy ground floor open plan living that expands over timber look floors. There's plenty of room for a generous dining and lounge setting alike, while the white and bright kitchen boasts a very sleek island bar. Enjoy plenty of storage within 2pac style cabinetry and lots of bench space, plus stainless steel appliances including a gas cooktop and electric oven. Glass sliding doors connect your dining space to the outdoor entertaining beyond, where you'll relish any opportunity to dine Alfresco under the lofty raked pergola. Upstairs, three stylish carpeted double bedrooms offer comfortable retreats, with a built-in robe for one bedroom, and a walk-in robe for another. Fully-tiled in neutral tones, a very agreeable main bathroom includes a bath and separate shower, while downstairs, a second toilet accessed via the laundry adds to everyday convenience for your household. Polished and beautifully maintained, this excellent fuss-free townhome will deliver a comfortable home base for yourself or your tenants in Ascot Park. Everyday food shopping is a breeze at nearby Castle Plaza, getting your shopping fix at Westfield Marion, and make the most of nearby Hendrie Street facilities including the reserve, playground, and Marion Outdoor Pool. More features to love:- 2.7m ceilings on both floors- Reverse cycle ducted A/C- Ground floor powder room- Under stair storage- Secure carport with roller door and a second off-street carpark- Low maintenance paved surrounds including undercover Alfresco plus rainwater tank- Zoned to Hamilton Secondary College, close to Clovelly Park, Ascot Primary and Westminster schools and within the catchment area for Ascot Park Kindergarten- Walking distance to Ascot Park Railway Station and West Street bus stops- Just 3.3km to Westfield Marion, 5km to Glenelg and 6.2km to the Adelaide CBD Land Size: 173sqm Year Built: 2009 Title: Community Council: City of Marion Council Rates: \$1376.23 PASA Water: \$154.02 PQES Levy: \$128.60 PA 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.