

6/117 Railway Terrace, Ascot Park, SA 5043



House For Sale

Wednesday, 20 March 2024

6/117 Railway Terrace, Ascot Park, SA 5043

Bedrooms: 3

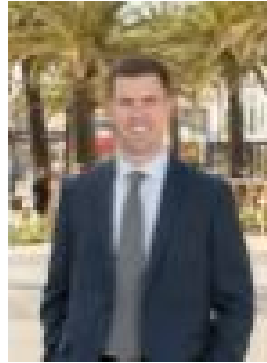
Bathrooms: 2

Parkings: 2

Type: House



Adam Keane
0421225630



Chris Daley
0422465689

Auction (USP)

Introducing a sleek and stylish home that epitomises modern living, this updated courtyard home effortlessly merges sophistication with functionality, making it an ideal choice for first-time homebuyers or savvy investors. Step inside to a spacious open-plan living, dining, and kitchen area that forms the heart of the home. The kitchen features a large breakfast bar, ample cupboard space, and sleek stainless steel appliances and is a culinary enthusiast's dream. With tiled floors throughout the living areas and plush carpeting in the bedrooms, maintenance is a breeze. Comprising three generously proportioned bedrooms, including two with built-in robes, each room offers a tranquil retreat for relaxation. The master bedroom boasts the convenience of an ensuite bathroom, while the main bathroom features a luxurious bathtub and separate shower. Step outside into the rear yard, where a sprawling verandah beckons, providing an idyllic setting for entertaining guests or dining alfresco. Additional features include ducted reverse cycle air conditioning for year-round comfort and a double garage for secure parking. Complete with fencing enclosing the property and an automatic sliding gate for access, peace of mind is assured. Located in a prime location approximately 7 kilometres from the CBD, convenience is at your doorstep with direct access from the Ascot Park Railway Station just across the road. Castle Plaza Shopping Centre caters to your everyday needs, while Westfield Marion is a mere 7-minute drive away. Nature enthusiasts will appreciate the proximity to Marion Outdoor Pool and Oaklands Wetlands, while the allure of spectacular beaches beckons just a short drive away. For families looking for quality schooling options, schools such as Westminster School and Sacred Heart College are nearby. Additionally, Flinders University and Medical Centre are within easy reach, offering further convenience for residents.

What we love:

- Kitchen equipped with a spacious breakfast bar
- Three spacious bedrooms, two with built-in robes
- Master bedroom with ensuite bathroom
- Spacious rear yard with a large verandah area
- Ducted reverse cycle air conditioning
- Double garage for secure parking
- Fully fenced property with an automatic sliding gate for access
- Approximately 7 kilometres from the CBD
- Direct access to Ascot Park Railway Station
- Close proximity to Castle Plaza Shopping Centre and Westfield Marion
- Short drive to spectacular beaches
- Quality schooling options nearby such as Westminster School and Sacred Heart College

Auction: Saturday, 6th April 2024 at 4.00pm (unless sold prior) Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. **PLEASE NOTE:** This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 411 Brighton Road, Brighton, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.