

6/15 First Avenue, Ascot Park, SA 5043

HARRIS

Sold House

Wednesday, 3 April 2024

6/15 First Avenue, Ascot Park, SA 5043

Bedrooms: 2

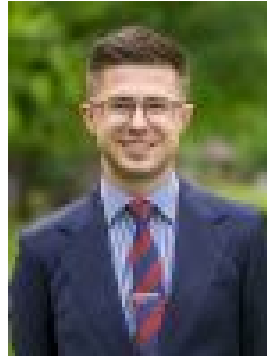
Bathrooms: 1

Parkings: 1

Type: House



Millie Unger
0401000346



Daniel Stewart
0435764255

\$450,000

Poised to enjoy the many convenient perks of its prized location between city and metro coast, this beautifully bright two-bedder is ready to bring an ultra-convenient lifestyle to life from a quiet and secure First Avenue pocket. Solidly constructed with double brick c1970 and held by the same owners for 20 years, the home offers an economical investment for every stage of life, safely positioned within a small group and directly adjacent First Avenue Reserve. Entering a light-filled lounge setting upon timber floorboards, you'll be impressed by the immaculate presentation and offering of open plan space. Bistro dining conveniently connects to a remodelled kitchen, boasting a freestanding gas cooker, dishwasher drawer and neutral aesthetic. Plush carpets bring a comforting softness to both bedrooms, serviced by a generous bathroom with updated vanity and laundry provisions. The north-facing courtyard shares the easy-care disposition of the home, providing a sunny spot to enjoy your morning cuppa without demanding any of your free time be spent on maintenance. Enjoying a coveted position just footsteps to the trainline and Omnivore café, you're primed to savour a perfectly crafted latte during your stress-free city connection. There's no doubt, you'll love having absolutely everything at your fingertips from your ultra-convenient First Avenue address... Even more to love:

- Excellent investment potential
- Undercover carport
- Ducted R/C air conditioning
- Temp-controlled gas HWS
- NBN ready
- 400m to Ascot Park train station
- Just 10-minutes from both CBD & Glenelg
- Zoned for Hamilton Secondary College
- Surrounded by reputable schooling including Ascot Park Primary, Sacred Heart, Westminster & Immanuel College
- Proximity to Coles Park Holme, Front Page café, Westfield Marion, Flinders Uni & Hospital

Specifications: CT / 5052/417 Council / Marion Zoning / GN Built / 1970 Council Rates / \$1,135pa Strata Rates / \$565pq Strata Manager / Ace Body Corporate Management Emergency Services Levy / \$94.60pa SA Water / \$153.70pq Estimated rental assessment / \$440 - \$460 per week / Written rental assessment can be provided upon request

Nearby Schools / Ascot Park P.S, Clovelly Park P.S, Marion P.S, Forbes P.S, Edwardstown P.S, Hamilton Secondary College, Springbank Secondary College

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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409