

**6/3 First Avenue, Ascot Park, SA 5043**



**Sold Unit**

Thursday, 14 March 2024

6/3 First Avenue, Ascot Park, SA 5043

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 88 m2**

**Type: Unit**



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**\$385,000**

Presenting this solid brick home unit, offering an exceptional opportunity to get a foothold in a competitive market, or a great investment opportunity with upside for the future. Situated on the ground floor, this unit boasts a convenient layout with two bedrooms featuring blinds, built-in robes, and carpeting. The kitchen provides ample bench and cupboard space along with a gas cooktop, catering to modern living needs. Comfort is assured with a split system air conditioner serving the lounge/dining area, while the combined bathroom and laundry enhance functionality. Offering a superior position at the rear of the group, this unit offers privacy and functionality. Benefitting from its prime location, residents enjoy easy access to nearby amenities including Park Holme Shopping Centre, schools, and transport links. Additionally, proximity to Flinders University/Hospital and Westfield Marion adds to the appeal of this property.- Solid brick downstairs home unit, at the rear of the group- Huge upside for the future to renovate & improve- A great foothold into a very competitive real estate market- Large lounge room, adjoining to the kitchen & offering great natural light- Split system air conditioning in the lounge space, cooling the property- 2 good-sized bedrooms, both offering built-in robes- Functional kitchen with a gas cooktop & plenty of bench space- Tenanted until 15/12/2024 @ \$355 per week- Nearby to Park Holme Shopping Centre, offering everything you need- Public transport in abundance with train & bus a short walk awayAll 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. RLA325330.