

61 Fifth Avenue, Ascot Park, SA 5043

**NOAKES
NICKOLAS**

Sold House

Wednesday, 3 April 2024

61 Fifth Avenue, Ascot Park, SA 5043

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 258 m2

Type: House



Zac Watts
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Contact agent

SOLD PRIOR TO AUCTION BY ZAC WATTSPositioned between the cosmopolitan surrounds of this ever-popular and currently booming locale, this three-bedroom c2024 Bettio-built residence promotes a coveted city-to-coast lifestyle from a modern and stylish sanctuary.From a wide, rendered street frontage, the home's presentation is immaculate from front to back, preceding a contemporary footprint that utilises every inch of its 258sqm Torrens Title corner parcel.Featuring premium selections throughout that elevate the level of sophistication, the entry separates a spacious master retreat boasting walk-in robe and floor-to-ceiling tiled ensuite evoking a sense of privacy for the household heads.Forming their own zone, the additional two bedrooms sit to the left, both fitted with built-in robes and enjoying central access to another floor-to-ceiling tiled main bathroom featuring separate bathtub.Creating both a central daily hub and harmonious flow between open plan living and dining, the kitchen keeps you close to your company and draws the eye with quality stainless-steel appliances, stylish kit-kat tiling and sleek stone waterfall benchtops.Ready to enjoy as an entertaining or solo space year-round, sliding doors integrate an undercover alfresco, surrounded by easy-care lawn and garden beds that promise to keep your weekends fun-filled and maintenance-free.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 cosmopolitan Fifth Avenue address.Even more to love:- Torrens-titled & freestanding- Internal access from secure double garage- Stone benchtops & floor-to-ceiling tiling to bathrooms - Easy-care floating floors & plush carpets- Alarm system- Samsung ducted & zoned R/C air conditioning- App-controlled irrigation to front & back gardens- RWT plumbed to WC- Proximity to Coles Park Holme, Westfield Marion, Flinders Uni & Hospital- Just 10-minutes from both CBD & Glenelg- Zoned for Hamilton Secondary College- Surrounded by reputable schooling including Ascot Park Primary, Sacred Heart, Westminster & Immanuel CollegeLand Size: 258SQMYear Built: 2024Title: Torrens TitleCouncil: City of MarionCouncil Rates: \$1547.12PASA Water: \$153.70PQES Levy: \$109.50PADisclaimer: 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.