

6A Clifford Street, Ascot Park, SA 5043

HARRIS

House For Sale

Wednesday, 7 February 2024

6A Clifford Street, Ascot Park, SA 5043

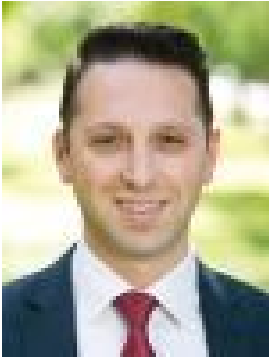
Bedrooms: 3

Bathrooms: 2

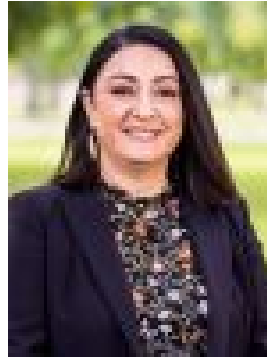
Parkings: 1

Area: 364 m2

Type: House



Paul Alvino
0434857611



Effie Vlachoulis
0412677189

\$720k

Auction 12pm Saturday 24th February From leafy parks and handy public transport options, to local schools and vibrant shopping precincts – this sparkling modern contemporary property will have executive couples to growing families living in stylish bliss. Laying claim to a much sought-after pocket of this family-friendly inner south locale, as well as showcasing utterly beautiful modern contemporary charm and understated elegance, 6a Clifford captures everyday comfort primed for young couples with kids on the cards or convenience driven downsizers, surrounded by an array of lifestyle conveniences. Showcasing a refreshingly modern but all-important low maintenance living impeccably balanced with light-filled entertaining spaces, quiet bedrooms, sunny easy-care gardens and generous proportions – this home offers instant relaxed living without lifting a finger. Arm's reach to all the drawcards the area has to offer, this gracious property delivers in absolute spades. Behind a beautiful rendered facade, a thoughtful footprint blooms into purpose. Featuring a total of three generous bedrooms, a central main bathroom featuring relaxing bath and separate toilet, master with walk-in robe and ensuite, plus spacious living and kitchen, as well as formal lounge overlooking the central courtyard, all blending seamlessly together for perfectly private living. From this address between the shores of Glenelg and Somerton suburban beaches, the Flinders University and medical precinct and the CBD, life is easy breezy. Walk to your local cafes Omnivore Cafe and It Takes A Village, shop at your local Drakes and Castle Plaza, and enjoy a speedy, direct commute to the CBD via local trains. You are also surrounded by a superb selection of schools including Forbes Primary, Ascot Park Primary, Edwardstown Primary, Hamilton Secondary and Springbank College making it an attractive choice for families. Features you'll love:- Open-plan living & dining, spilling out to easy-care gardens- Spacious chef's zone kitchen with gas cooking, dishwasher and accompanying meals- Roomy master bedroom with walk-in robe and ensuite- 2 more bright bedrooms, both featuring built-in robes and ceiling fans- Central main bathroom with adjoining WC- Great second living/ lounge with vaulted ceilings and direct access to side courtyard- Separate family-friendly laundry- Ducted AC throughout for year-round comfort- Low maintenance backyard with neat gardens and decked entertaining area- 6 panel solar system- Conveniently located within arm's reach to great cafes, schools and Castle Plaza Shopping centre, as well as Drakes around the corner- A short journey to the Adelaide CBD by car or via Ascot Park train station Specifications: CT / 6074/562 Council / Marion Zoning / GN Built / 2005 Land / 364m² Frontage / 9.15m Council Rates / \$1,376.23pa Emergency Services Levy / \$93.45pa SA Water / \$148.47pa Estimated rental assessment: \$580 - \$620 p/w (Written rental assessment can be provided upon request) Nearby Schools / Forbes P.S, Ascot Park P.S, Edwardstown P.S, Marion P.S, Clovelly Park P.S, Hamilton Secondary College, Springbank Secondary College, Mitcham Girls H.S 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