

**9/10 Daws Road, Ascot Park, SA 5043**

**HARRIS**

**Sold Unit**

Friday, 3 November 2023

9/10 Daws Road, Ascot Park, SA 5043

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Marco Wenzel  
0481090830

**\$415,000**

9/10 Daws Road radiates understated elegance and easy living. This ultra-chic unit is big on space while low on maintenance, ideal to meet your needs as an awaited first home, next step, downsizer or strategic investment. Rich timber floating floors and contemporary colour palette enrich spaciousness across the floorplan, centred around an expansive living area. Abundant natural light beams through floor-to-ceiling windows, with connection to kitchen ensuring flow across all zones. Boasting gas cooking, stone-look benchtops, and double sink, a sleek monochrome kitchen guarantees culinary success, no matter the recipe. A generous main bedroom is complete with built-in robes, with an additional bedroom ready to be adapted for your needs as an additional slumber zone, home workspace or guest room. Completing the equation, a tranquil updated bathroom combines wide vanity and stylish contrast tiling, primed for both the morning bustle and the evening unwind. Ultra-private and super secure, an easy-care courtyard is ideal spot for alfresco dining or a dose of fresh air with your morning coffee, allowing you to enjoy your own outdoor space without ever having to stress about weeding, mowing or edging. Only 20 minute's drive to the Adelaide CBD, or a straightforward commute from nearby Ascot Park Train Station. Nearby Westfield Marion offers an abundance of amenities, with Oaklands Wetlands and Marion Outdoor Pool nearby for endless recreation, while a 10-minute drive west delivers you to the best of South Australia's beaches. Effortlessly low-maintenance so you can enjoy all the living at your door – no matter your plans, it's endlessly appealing. More to love: • Allocated carport • Split system air conditioning to lounge and bedrooms • Ceiling fan • External roller shutters • Separate laundry with external access • Neutral colour palette • Downlighting • Timber floating floors • Garden shed

Specifications: CT / 5029/416 Council / Marion Zoning / HDN Built / 1975 SA Water / \$153.70qES Levy / \$93.05pa Council Rates / \$1,169.95pa Strata / \$429.55pq Estimated rental assessment: \$390 - \$420 p/w (Written rental assessment can be provided upon request) Nearby Schools / Clovelly Park P.S, Ascot Park P.S, Marion P.S, Forbes P.S, Edwardstown P.S, Hamilton Secondary College, Springbank Secondary College

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