# 9/15 First Avenue, Ascot Park, SA 5043
## Unit For Sale

**Thursday, 30 November 2023**

**9/15 First Avenue, Ascot Park, SA 5043**

**Bedrooms: 2**          **Bathrooms: 1**          **Parkings: 1**          **Type: Unit**

Bronwyn Drabsch

**$385,000 - $395,000**

Situated at the rear of a well-maintained group of 11, with only one adjoining neighbour, this single level home unit would make a great first home, is ideal for the investor or perhaps those downsizing.Featuring a spacious open-plan living area, updated kitchen with gas stove plus lots of cupboards and bench space. The bathroom is larger than most and has also been updated, features a huge walk-in shower plus washing machine provision. There are also two bedrooms (main with ceiling fan). The semi-private yard is perfect for the weekend barbecue with friends plus there is a handy store-shed, undercover parking for one car and additional unallocated parking for visitors.Additional features include a split system air-conditioner in the living area, security grills on most windows, security doors plus the unit has been recently painted throughout.Situated a 400m walk to the train station, 220m walk to the bus stop and less than 5km to the beach. You are approximately 10km into the CBD, approximately 4km to Flinders University and Medical Centre and also close to great shopping centres and all necessary amenities. This certainly is a convenient location.TAKE A LOOK!RATES AND FEES:Council rates: $1,170.72 per annumSA Water - water rates: $74.20 per quarterSA Water - sewer rates: $79.50 per quarterEmergency Services Levy: $94.60 per annumStrata fees - admin fund: $364.00 per quarterStrata fees - sinking fund: $204.75 per quarterOTHER INFORMATION:Council: City of MarionStrata Manager: ACE Body Corporate ManagementYear Built: 1970THE FINE PRINT:Whilst we try our absolute best to obtain the correct information for this advertisement, the accuracy of this information cannot be guaranteed, and all interested parties should view the property and seek their own independent advice.RLA309601