

9A First Avenue, Ascot Park, SA 5043

**NOAKES
NICKOLAS**

Sold House

Friday, 1 September 2023

9A First Avenue, Ascot Park, SA 5043

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 186 m2

Type: House



Zac Watts
0448217726



Michael Balawejder
0881663989

\$818,000

SOLD BY ZAC WATT

Tucked quietly back from First Avenue, this freshly built townhouse blends timeless style with contemporary convenience to offer 193sqm of fuss-free living. Rear positioning adds an extra layer of both privacy and off-street parking to a crisp façade that personifies a modern monochromatic palette, preceding a double garage that grants secure internal access. Upon entry, pass valuable under-stair storage and a guest powder room to arrive at a harmonious open plan hub of living and dining, resting between 2.7m ceilings and warm timber-look flooring this is a space sure to tick a vast range of contemporary buyers' boxes. Elevating the viewpoint from a sleek kitchen, you'll love cooking for friends and family aided by Euro gas cooktop, matching electric oven, dishwasher, stone benchtops and a balanced dose of matte black and glossy white cabinetry. Step out through sliding doors to an undercover alfresco that allows you to enjoy your evening glass of wine with a side of fresh air, looking out onto a blissfully low-maintenance patch of lawn wrapped in good neighbour fencing. The second level has been carefully considered to maximise space, not only offering a front-facing master with ensuite and two additional bedrooms upon plush carpets, but a second living area, handy study nook and floor-to-ceiling tiled bathroom featuring freestanding bathtub. From the understairs storage to the walk-in robe of the master and built-ins to bedrooms 2 & 3, you won't be running out of places to keep your belongings in a hurry. Your dollar is sure to grow by astutely purchasing within such a thriving slice of the city to sea corridor, booming with like-minded new builds encompassing your every direction. Convenience always prevails in Ascot Park – enjoy prime access to reserves, playgrounds, pristine beaches, shopping amenities and public transport - absolutely everything is at your fingertips from First Avenue... Even more to love:

- Built-in cupboards to double garage
- Guest powder room
- Euro laundry
- Floor-to-ceiling tiled bathrooms
- Matte black fixtures & fittings throughout
- Easy-care garden
- Rainwater tank plumbed to powder room
- Gas provision to alfresco
- Zoned for Hamilton Secondary College
- 700m to Ascot Park Primary
- Just 5-minutes to Glenelg & Westfield Marion
- A quick dash to the CBD via Ascot Park train station

Land Size: 186sqm
Year Built: 2023
Title: Community (Self Managed)
Council: City of Marion
Council Rates: \$1640.88
PASA Water: \$169.37
PQES Levy: \$143.70
PACommunity rates: \$400
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