

**14 Seventh Ave, Ascot Park, SA 5043**

**House For Sale**

Sunday, 23 June 2024

14 Seventh Ave, Ascot Park, SA 5043

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 388 m2**

**Type: House**



Li Zhou

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## Best Offers By 9th July 2PM (USP)

Superbly located in one of the most thriving south-west pockets of the city a stone's throw to a long-list of lifestyle conveniences - from vibrant shopping hubs, train stations ready to bee-line you to the CBD and back, schools, beaches and reserves in between - 14th Seventh Avenue captures brilliant, light-filled living for the growing family eager to step straight into modern finesse. Delivering an impeccable floorplan purpose-designed for effortless entertaining, enjoy a free-flowing ground floor that sees a bright and airy separate lounge, along with a gleaming gourmet kitchen headlining the combined dining and living, perfect for wining and dining friends as much as keeping the kids company while you cook. More surprises await upstairs where you'll find a lofty retreat, ideal for giving the little ones their own space to rule and roost, 2 spacious bedrooms and the beautiful master spilling with natural light. Every bit a designer haven ready to house your nearest and dearest, while swooning over this impressive and feature-packed footprint... don't let the chance to seize stylish elegance slip through your fingers!

**STANDOUT FEATURES**

- Designer street presence and commanding curb-side appeal
- Multiple living and entertaining spaces, including a separate lounge with French doors opening to a private courtyard
- Open-plan family, dining and chef's kitchen combining for one elegant entertaining hub
- Designer foodie's zone flush with great bench top space, abundant contrast cabinetry and cupboards, and gleaming stainless appliances including dishwasher
- Free-flowing upper-level gliding over gorgeous timber floors
- Light-filled master bedroom featuring private balcony, sweeping WIR and luxe ensuite with separate shower and sumptuous bath
- 2 additional ample-sized bedrooms, both with WIRs
- Sparkling main bathroom, ground floor guest WC, and family-friendly laundry packed with storage
- Zoned ducted AC throughout for year-round comfort, and bill-busting solar system
- Sunny alfresco and low maintenance backyard with neat lawns and garden beds ready to plant

A much-loved suburb quickly growing in popularity for its neighbourly vibe and easy reach to a range of daily lifestyle needs, you'll find Ascot Park Primary walking distance, as well as zoning for Hamilton Secondary nearby, Castle Plaza around the corner for all your shopping essentials or moments further to the bustling Westfield Marion for all your department store and brand name outlets, while the cherished Oaklands Reserve, Marion Outdoor Pool and a skip and jump to Glenelg, Somerton and Brighton Beach all just 10-minutes away bring a sought-after summer season right to your doorstep.

Specifications: CT 6074/617 City of Marion Property Built 2010 Land Size 388sqm Approx. Council Rates \$2,090.80 pa Approx. ES Levy \$169.40 pa Approx. SA Water \$74.20 pq Approx. Sewerage \$121.27 pq Approx. There is nothing to do but simply move in, relax and enjoy this fabulous property! 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 advice. Pictures are for illustration purposes only.