

20 Alexander Avenue, Ashford, SA, 5035

Professionals

House For Sale

Thursday, 10 October 2024

20 Alexander Avenue, Ashford, SA, 5035

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House

2 Brand New Custom Built Homes

Best and final offer by Monday 28th Oct @ 5pm (USP)

Team 888 is proud to present TWO, brand new, Torrens Titled homes:

20 Alexander Avenue - 3 bedrooms - \$870k - \$900k

20A Alexander Avenue - 4 bedrooms - \$910k - \$960k

Situated in the boutique sized and tightly held suburb of Ashford, a short 2km's will get you to the CBD.

These brand new 3 & 4 bedroom, 2.5 bathroom residences ticks all the boxes. All bedrooms have floor to ceiling robes, the main bedroom offers the modern and essential ensuite. The main bathroom also reflects thought, practicality and quality and have baths for a long soak.

The gourmet kitchen is on point, boasting premium SMEG appliances and elegant stone benchtops. The use of high gloss white and timber look cabinetry accentuates the already contemporary feel. The open plan living allows for both sitting and dining, with a glass patio door allowing natural light in and egress to the rear yard.

Wide plank timber floors flow through the entire ground levels, offering practicality and easy cleaning, whilst upstairs has plush underfoot carpet for warmth and comfort. Be cozy or cool all year round with the reverse ducted air conditioning with zone controls. Extra tranquillity and temperature control are enhanced by 6-star energy ratings.

Both homes offer smart storage solutions, with under stair storage and built in storage cupboards in the downstairs hall.

The rear yards have new high fencing, offering extra privacy, the perfect spot for a lazy weekend brunch.

Perfectly positioned for those who value proximity to city amenities, yet a short, almost straight run-down Anzac Highway to Glenelg Beach. Kurralta Park Shopping Centre is just down the road as is the Anzac Highway entrance for the upcoming "Torrens 2 Torrens" corridor, allowing easy and efficient travel to the South and North of Adelaide.

Additionally, their location next to Ashford Hospital makes these homes a prime candidate for an Airbnb business, premium rental or convenient owner-occupied home.

These custom homes with 2 different and versatile floorplans are built to a standard, not a price, offering the perfect blend of modern design, luxury finishes, and lifestyle.

To find out if you are eligible for stamp duty relief, please use below link:

<https://www.revenuesa.sa.gov.au/stampduty/first-home-buyer-relief/from-6-june-2024>

Council rates: \$291 P/Q (approx.)

Water rates: \$166P/Q + usage (approx.)

ESL: \$119 P/A (approx.)

Contact Team 888 for all enquires

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