

**40 Sixth Avenue, Ascot Park, SA 5043**

**NOAKES  
NICKOLAS**

**House For Sale**

Wednesday, 10 July 2024

40 Sixth Avenue, Ascot Park, SA 5043

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 659 m2**

**Type: House**



Michael Balawejder  
0881663989



Courtney Green  
0468389432

**\$849K - \$879K**

Best Offers by Monday 29th of July at 1pm (Unless Sold Prior). Welcome to this charming, partially renovated property. Built in the mid-century in the prime location of Ascot Park, this delightful three-bedroom home brims with potential. Residing on a large corner allotment, this original double brick structure with hardwood floors is ready to spark your imagination. Perfectly suited for diligent investors, developers or growing families, the property proudly stands at 40 Sixth Avenue, promising a world of possibilities. With scope for further renovation or even conversion, the fundamentals of this house are sound, making for an auspicious venture. Features include:- Original hardwood floors- Three spacious bedrooms- Original double brick construction dating from the 1950s- Corner position offering a large parcel of land- Potential for further improvement and personalisation- Efficient kitchen equipped with a gas cooktop- Split reverse-cycle air conditioning- Ample parking space for two cars- Large powered brick shed perfect for storage or a workspace- An expansive garden with mature trees- Built-in wardrobe in the second bedroom

The location provides unbeatable convenience:- A short walk from Ascot Park Train Station- Just a minute away from Castle Plaza Shopping Centre- 5 minute drive to beautiful Somerton Park Beach- A short 250m stroll to the popular Omnivore Cafe- 15-minute drive to Adelaide CBD- Conveniently located less than 2 km from Ascot Primary School- School zoning for Hamilton Secondary College. Bring your creative vision and transform this charming property into the perfect home or lucrative investment. This double brick delight in Ascot Park is waiting for its new chapter, could it be yours?

Land Size: 659sqm  
Frontage: 18m  
Year Built: 1950's  
Title: Torrens  
Council: City of Marion  
Council Rates: TBCSA  
Water: TBCES  
Levy: TBC  
Disclaimer: 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.