

**43C Everard Avenue, Ashford, SA 5035**



**House For Sale**

Tuesday, 2 July 2024

43C Everard Avenue, Ashford, SA 5035

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 146 m2**

**Type: House**



Daniel Seach  
0870819201



Peter Li  
0415413250

## Auction On-Site Saturday 20th July 1:15PM (USP)

Nestled at the rear for privacy and security, this townhome combines modern comfort with an unbeatable locality. Step inside and be greeted by the sleek, low-maintenance design of this home, inviting you into its expansive and well-organised layout. The residence boasts four generously sized bedrooms and two modern bathrooms, providing ample space for both relaxation and entertainment. The heart of the home, located downstairs, is the open-plan living, dining, and kitchen area, seamlessly extending into an undercover alfresco space, perfect for entertaining and enjoying the outdoors. The kitchen is equipped with a gas cooktop, dishwasher, and extensive storage options. The master bedroom, with a large ensuite bathroom, is on the ground floor, allowing for privacy and functionality. Venture upstairs to discover a versatile second-family area or home office, adding to the functionality of this well-appointed home. Location is key, and this townhome is ideally situated just minutes from Adelaide CBD, a short drive to Kurralta Park Shopping Centre, Ashford Hospital, and multiple transport links along Anzac Highway. Enjoy leisurely weekends at nearby Kesmond Reserve or indulge in the diverse shopping and dining options nearby -all just a stone's throw away.- Positioned at the rear for privacy, with secure gated entry & in-house security system- Sleek exposed red-brick facade, offering a lovely decorative finish to the property- Master bedroom positioned on the ground floor, with built-in robes & ensuite- Additional 3 spacious bedrooms upstairs, each with built-in robes- Modern and expansive upstairs 3-way bathroom; versatile for all bedrooms- Open-plan living, dining and kitchen space, capturing beautiful natural light- Kitchen with s/s gas cooktop & oven, glass splashback, pantry & dishwasher- Powder room and laundry downstairs, plus handy understairs storage- Large living space upstairs with carpeted floors and an abundance of natural light- Ducted reverse cycle air conditioning, new LED downlights throughout- Drive-through access from both the garage and carport, providing more off-street parking - Spacious tiled alfresco entertaining space under the main roof with rainwater tank & tool shed - Zoned for Adelaide & Botanic High Schools & Goodwood Primary School

Other Information: Title: Community  
Title Council: City of West Torrens  
Zoning: Housing Diversity Neighbourhood  
Build: c2012  
building size: 167m<sup>2</sup>  
Council rates: \$1,364.15 per annum  
SA Water: \$177.65 per quarter  
Emergency Services Levy: \$151.30 per annum  
Community Management: Self-Managed, Insurance Only  
Community Rates: \$1,066.25 per annum (Insurance)  
Rental Assessment: \$700 per week  
All information has been obtained from sources deemed to be accurate, however, it cannot be guaranteed and neither the agent, agency or vendor accepts any liability for errors, omissions or oversights. Any reference to rates/outgoings, school zoning, planning consent, land/building sizes, build year are all approximate. It is recommended any interested parties conduct their own due diligence. If this property is being offered via public auction, the Form 1 (vendors statement) will be on display 3 business days prior to the auction, and for 30 minutes preceding the auction at the place of auction. RLA325330