

45 Fourth Avenue, Ascot Park, SA, 5043

**NOAKES
NICKOLAS**

House For Sale

Thursday, 10 October 2024

45 Fourth Avenue, Ascot Park, SA, 5043

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Michael Balawejder

Humble Abode Bursting with Potential in Ascot Park.

Best Offers By 28/10 - (Unless Sold Prior).

Begin your journey by stepping into this double brick, original condition gem in the heart of Ascot Park. Located at 45 Fourth Avenue, this property is perfect for families and investors seeking a place to express their creativity and bring their vision to life.

Overflowing with potential, this 3-bedroom home situated on a sizeable parcel with 14.7m frontage is your canvas for future transformations. Its sturdy bones and old-world charm make it a tempting offer, and its location only adds to its allure.

Features

Construction of double brick

Three bedrooms filled with warmth and character

A sizeable rumpus room for family fun

Carpet and laminate floors

The original kitchen, equipped with the practicality of a gas cooktop electric oven, and classic laminate bench tops

A large pergola space for outdoor relaxation and entertaining

A split r/c system for temperature control

A covered carport with parking for one vehicle

Loads of storage space to keep things organised

Separate laundry facility with instant gas hot water

Ceiling fans installed in main bedroom, family and dining/kitchen spaces

Three rainwater tanks for eco-friendly water conservation

Lifestyle

Designated School Zoning for Hamilton Secondary College

Located a mere 15 minutes from the Adelaide CBD and Somerton Beach

Ascot Park Primary nestled only 900m away for your convenience

Castle Plaza and Park Holme shopping centre's are only a short drive away

Ascot Park Train Station is ideal for the daily commute

Rates

Council \$PA

SA Water \$PQ

ES Levy \$PA

City of Marion

Torrens Title

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