

2/9 Third Avenue, Ascot Park, SA 5043



Unit For Sale

Wednesday, 19 June 2024

2/9 Third Avenue, Ascot Park, SA 5043

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Unit



Glenn Pagano
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\$590,000 - \$630,000

RLA 252 299 Offering much more than your standard unit, this lovingly presented property may be just what you've been looking for. Available to move into or rent out, this well-maintained property is an exciting opportunity for people looking to break into the market, downsize or invest in this highly sought after suburb.. Off-street parking for 2 vehicles is a challenge to find and highly prized with units and homettes. The carport with roller door is set well back and allows plenty of room for a second vehicle. Roller blinds across the front of the home both increase security, while also assisting with heating and cooling of your property. Inside, you'll be pleasantly surprised by the ample living space and welcoming feel of the generous lounge plus kitchen and dining room that overlook the rear yard. Reverse cycle air conditioners and ceiling fans in the master bedroom and main living space keep everyone super comfy year-round. Both bedrooms feature built-in robes and are serviced by a tidy bathroom with full size bath and separate toilet. Opening to the rear yard, the laundry is a practical workspace. Although set-up to be easily maintained, the large rear courtyard offers enough space to relax and entertain. Currently including a garden shed, clothesline, shade sail and garden beds, there's plenty of room and scope to create something just for you. You'll find living in Ascot Park brilliantly convenient. Walk to the train line at one end of the Avenue or the bust at the other. Commuting to the City, Flinders Uni or Hospital couldn't be easier. The Park Holme Shopping Centre is also within a short walk or jump in the car and you are moments from Westfield Marion or Jetty Rd Glenelg. This really is a property that offers its new owners amazing convenience and easy living, while maintaining space and a lovely living environment. Please be one of the first groups to inspect this wonderful home and contact me with any questions you may have. Council Rates: \$1,179.96 SA Water: \$614.80 ESL: \$217.95 Strata Fees - Admin: \$1,600