

7/39 Everard Avenue, Ashford, SA 5035

**NOAKES
NICKOLAS**

Unit For Sale

Tuesday, 25 June 2024

7/39 Everard Avenue, Ashford, SA 5035

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Unit



Sam George
0400260066



Matt Brook
0881663989

\$480K - \$520K

Best Offers by Monday the 15th of July at 5pm (Unless Sold Prior). Enter a world of convenience and serenity with this tidy 3-bedroom apartment, perfectly positioned in the city's fringe at 7/39 Everard Avenue, Ashford. Built around 1965 and recently updated throughout, this property offers an ideal opportunity for first homebuyers, investors, and professionals seeking a lock and leave lifestyle. The apartment forms part of a small, unassuming group of ten units, with this particular property located on the ground floor for added ease. Open the front door to reveal an open-plan living space, softly carpeted to ensure comfort underfoot, leading the eye towards the recently updated kitchen equipped with a gas cooktop and free-standing oven. Key features of this property include:- Three neat bedrooms, all with built-in robes- High 2.6m ceilings- Recently updated kitchen and bathroom- New carpet in the lounge room- Split R/C for year-round comfort- Gas cooktop and free-standing oven- Instant gas hot water system- Designated carport for secure parking- NBN internet for high-speed connectivity- Zoned for Richmond Primary School and Adelaide High School- 2 minute walk to Everard Ave bus stop and 15 minute walk to Wayville Train Station Need to run errands or hit the beach? No worries. The property is a mere 2-minute drive from the vibrant Adelaide CBD, 15-minute drive to the golden sands of Glenelg Jetty Road and beach, and a quick hop to Kurralta Park Shopping Centre. And foodies will relish the chance to visit the Adelaide Showground Farmers Market – just a short stroll away. This 3-bedroom apartment at Ashford, with its charming mix of updated features and preserved original details, presents a great opportunity to savour city-fringe living at its finest. Land Size: 76sqm Year Built: 1965 Title: Strata Council: City of West Torrens Council Rates: \$1085 PASA Water: \$153.70 PQES Levy: \$94.25 PASA Strata Rates: \$445 PQ 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.