

Ascot Park, 42 Fifth Avenue

Well Presented Family Home

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Open inspection: Tuesday 11/2/25 between 5:15pm - 5:30pm

This property is ideally located being central to both the Adelaide CBD and Glenelg beach and positioned within close proximity close to public transport, Park Holme and Castle Plaza shopping centres and to some of the best public and private schools Adelaide has to offer.

Features include:

- *North facing home
- *Quiet street and convenient location
- *Open plan kitchen, living and dining
- *Kitchen with island bench, pantry, dishwasher, gas cooktop and electric oven
- *Main bedroom with walk in robe and ensuite

For Lease
Please Call

View
ljhooker.com.au/2CS0FDZ

Contact
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LJ Hooker St Peters
(08) 8362 8008

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

- *Ensuite with shower, vanity and toilet
- *Bedrooms 2 & 3 are of a good size, both with built in robes
- *3-way main bathroom with shower, bath, vanity and separate toilet
- *Internal laundry with floor to ceiling cupboards
- *Ducted reverse cycle air conditioning
- *Single garage with internal access and remote-controlled door
- *Low maintenance gardens

Situated in a convenient location, this unit is close to major shopping destinations such as Castle Plaza, Park Holme Shopping Centre, and Westfield Marion. Recreation is easily accessible with the Marion Outdoor Pool nearby. The Train Line facilitates effortless travel to the coast, the Adelaide CBD or Flinders University and Medical precinct. Quality schooling is just around the corner with Sacred Heart College Campus Champagnat Campus and Westminster School both being under a 5-minute drive away.

Water charges: Water usage and supply charges apply
 Furniture: Unfurnished

NOTE ABOUT THE OPEN INSPECTIONS: Interested persons MUST register their details to attend any of the scheduled viewing dates and times allocated. The agent will not attend the listed viewing date and time if you do not register and confirm your attendance. It is for this reason we highly recommend you register to attend to ensure the agent's attendance and to avoid disappointment.

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. We encourage all interested parties to make their own enquiries, particularly regarding NBN/internet availability at the property.

More About this Property

Property ID	2CS0FDZ
Property Type	House
Including	Ensuite

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TO BOOK AN OPEN HOME INSPECTION

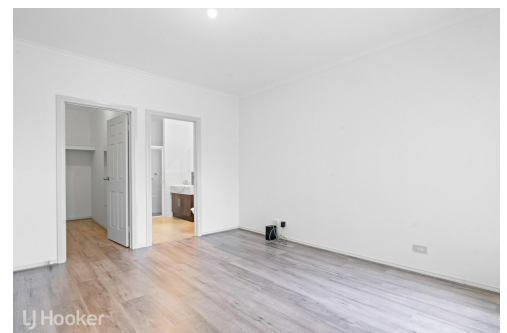
To book an inspection, please register your interest via the 'Book or Request an Inspection' button.

If no open times are displayed you will be advised the status of this property within 2 business days.

*Please note: Inspection times are unable to be displayed if viewing from the app.

How to apply: www.2apply.com.au

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42 FIFTH AVENUE, ASCOT PARK

LIVING AREA	118.3m ²
GARAGE/PORCH AREA	21.8m ²
TOTAL AREA	140.1m ²

This drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.