



## Aberfoyle Park, 3 Ash Street

A Quiet Hills-Edge Retreat with Family Comfort, Lifestyle Ease, and a Smart Investment Opportunity

Welcome to 3 Ash Street, where the pace slows, the trees stand tall, and family life takes centre stage. Tucked away in one of Aberfoyle Park's most peaceful and established pockets, this solid brick home offers the perfect blend of tranquil living and long-term potential.

Whether you're looking for your next investment or planning ahead for your own future move, there's immediate appeal here with a current lease in place at \$530 per week until 5 June 2025 - providing consistent returns and peace of mind from day one.

Set back from the street on a generous block with wide frontage and lush, established gardens, the home creates an inviting sense of calm and space. Inside, a classic layout that's ready to enjoy while also inviting your own updates and modern touches over time and with a bit of internal refresh, this property has great potential to shine even brighter.



**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.



### For Sale

Sold by Tom Blanch LJ Hooker Kensington | Unley

### View

[ljhooker.com.au/619XFDJ](http://ljhooker.com.au/619XFDJ)

### Contact

**Tom Blanch**

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[tblanch@ljhkensingtonunley.com.au](mailto:tblanch@ljhkensingtonunley.com.au)

**LJ Hooker Kensington | Unley**  
**(08) 8431 6088**

A generous front living room offers a welcoming space to relax or entertain, flowing into a separate dining area perfect for family meals or quiet mornings. The kitchen is functional and neat, fitted with gas cooking and storage, while the bathroom includes both a bathtub and shower, with natural light enhancing the space. A separate laundry with built-in cabinetry adds further practicality.

Step outside and discover a secure, private backyard - perfect for children, pets, weekend barbecues, or simply enjoying the outdoors. The large shed with manual lift door, along with a separate toolshed, is ideal for storage, hobbies, or those who love to tinker.

Positioned for everyday convenience, you're just moments from The Hub Shopping Centre, Aberfoyle Park Tavern, local schools, and public transport. Nature lovers will enjoy the nearby Happy Valley Reservoir Reserve with its walking trails, kayaking, and picnic spots. And with Glenelg, Brighton, and the Adelaide CBD all just a 25 - 30-minute drive away, lifestyle flexibility is right at your doorstep.

What you'll love:

- \*Currently leased at \$530/week until 5 June 2025
- \*Solid brick home with a flexible 3-bedroom layout
- \*Light-filled living and dining areas
- \*Master and second bedrooms with built-in robes
- \*Functional kitchen with gas cooking
- \*Shower and bath with separate toilet
- \*Separate laundry with built-in storage
- \*Secure backyard with space to relax, play, or entertain
- \*Huge shed with manual lift door, plus extra toolshed
- \*Off-street parking for multiple vehicles
- \*Quiet, family-friendly street surrounded by nature
- \*Close to shops, schools, transport, and walking trails
- \*Internal accommodation offers scope for cosmetic updates

Whether you're starting out, investing smart, or planning ahead, 3 Ash Street is a property full of heart, potential, and opportunity. Add your own touch or simply sit back and enjoy the return - either way, the next chapter starts here.

CT: Volume 5682 Folio 754

Council: Onkaparinga

Council Rates: \$1,964.23 per annum (approx.)

Water Rates: \$168.79 per quarter (approx.)

Land Size: 664 square metres (approx.)

Year Built: 1987 (approx.)

To make an offer, scan the code below:

<https://prop.ps//LmPac8L4iUA5>

(Please copy and paste the link into your browser)



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## More About this Property

Property ID	619XFDJ
Property Type	House
House Size	204 m2
Land Area	664 m2

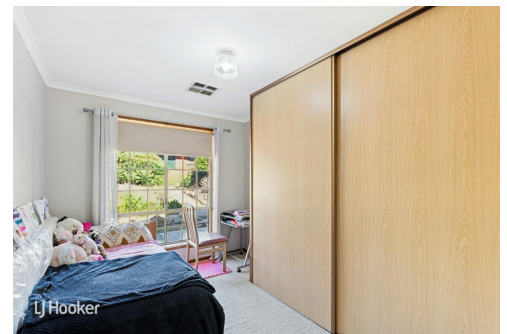
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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