







11 Fifth Avenue, Ascot Park

Modern Sophistication Meets Functional Design

Superbly crafted this brand-new luxury home will have you smiling from ear to ear as its proud new owner! Completely freestanding and situated on a generous Torrens titled allotment of 346sqm you will love the design, features and size this exquisite home offers.

From the moment you step inside you will appreciate the lofty 2.7m ceilings and the feeling of space they create. Quality laminate flooring spans through the hallway and into the living areas.

The master bedroom has a very intimate vibe with a subtle feature wall, plush carpets under foot and ample storage in the walk-in robe. The well-appointed ensuite feels like your very own sanctuary offering floor to ceiling tiling, stone vanity tops, backlit mirror, luxury tapware and a double size shower to top it all off. Bedrooms two and three enjoy separation from the master bedroom with their own wing and feature generous room proportions, plush carpets and built in robes. The floor plan cleverly incorporates the main bathroom to service these bedrooms and offers floor to ceiling tiling, stone vanity tops, backlit mirror, luxury tapware and a full size bath tub.

The open plan living room is filled with natural light thanks to its large

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FOR SALE
UNDER CONTRACT

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rear windows and its North facing orientation. There is plenty of space for a large dining and lounge setting and also a handy study area with custom shelving. The kitchen is a real focal point of the room with its striking cabinetry, large butler's pantry and expansive 40mm stone bench tops. The appliances as you would expect are top of the line and include SMEG 900mm oven and gas cooktop plus a WiFi enabled dishwasher, clean up has never been this easy or cool to use!
Slide back the glass doors and enjoy entertaining family and friends under the alfresco area with dedicated gas point. This space enjoys a private setting overlooking the lush gardens and lawn maintained by an automatic irrigation system.

The double garage features a stylish and remote controlled panel lift door, extra space for tools and storage and direct access into the house. A real bonus is the easy to clean and hard wearing epoxy coated floors.

For those that want to keep their carbon footprint small or just beat rising energy costs the home has been designed with many energy saving features. From the ambient LED downlights and continuous flow gas hot water system to the double-glazed windows throughout. All the internal and external walls are insulated and the 8.8kW solar system and bill busting 11kWH home battery mean you are protected from rising electricity costs. Other great tech features include security system and WiFi/remote operation Daikin ducted reverse cycle air conditioning.

The location is simply superb with easy access to both train and bus stops at either ends of the street. A range of shopping options including Park Holme Shopping Centre, Castle Plaza and Westfield Marion with a number of local shops and cafes within walking distance too. Get your exercise fix at the Marion Outdoor Swim Centre, Oaklands Wetlands and walking trails or the Edwardstown Velodrome. Great schools are nearby with Ascot Park Primary, Sacred Heart College Champagnat Campus and Westminster just to name a few. With the beach and Jetty Road Glenelg just a 5 minute drive away everything you could possibly want is at your fingertips!

If you have been dreaming of building a new home that has it all then stop dreaming and start living as the new owner of 11 Fifth Avenue Ascot Park today!

To submit an offer on this property visit this link:
https://prop.ps/0MdDw3xOdKzD

Property Details:
Council: City of Marion
Council Rates: tba
SA Water: tba
House Size: 179 sqm
Land Size: 346 sqm
Year Built: 2026

For further information please contact Jarad Henry or Debbie Mundy.

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completed Form 1 vendor statement.

RLA 182909

MORE DETAILS

Property ID	QCHGW0
Property Type	House
House Size	179 m2
Land Area	346 m2







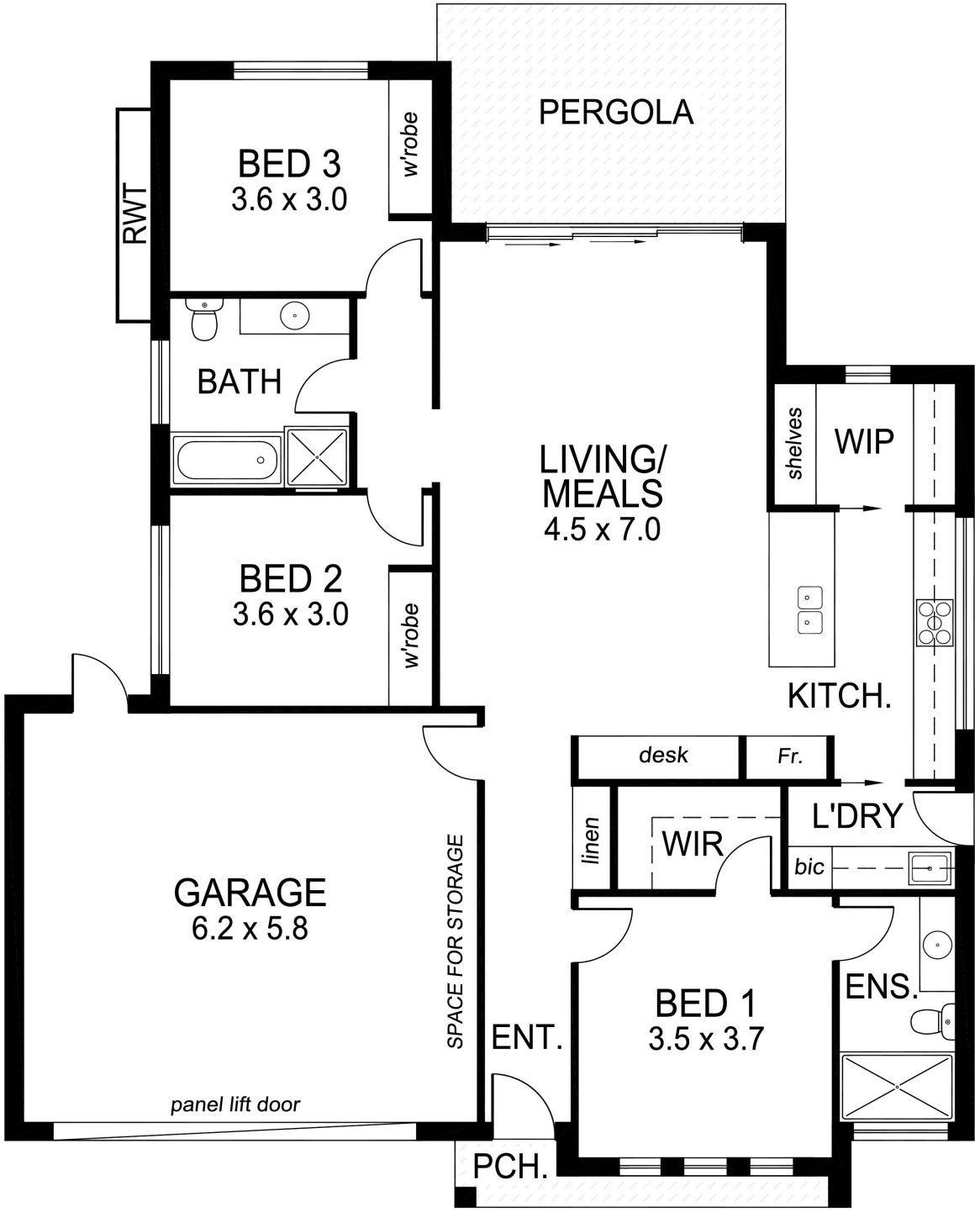




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TOTAL AREA: (Estimate only)	179.24m²/19.27sqs (incl. porch, pergola & garage)

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

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