



11a Fifth Avenue, Ascot Park

3  2  1 

Brand New And Ready For You!

Discover the pinnacle of contemporary living in this meticulously crafted residence. Every detail of this home has been curated for comfort, efficiency and effortless style from the WiFi/remote controlled ducted Daikin reverse cycle air conditioning and double-glazed windows to the 6.6W solar system for near zero energy worries.

The heart of the home is the light filled open plan living and dining area. Culinary enthusiasts will fall in love with the designer kitchen featuring sleek cabinetry, stone bench tops and stainless steel oven, cooktop and rangehood plus WiFi enabled dishwasher.

This space flows seamlessly through sliding doors to the undercover pergola, perfect for year round alfresco dining and weekend BBQs overlooking the lush gardens and lawn maintained by an automatic irrigation system.

Three generously sized bedrooms, including a master suite with a walk-in robe, feature wall, and private ensuite. Bedrooms 2 and 3 include built-in robes and are serviced by the main bathroom, complete with a luxurious bathtub - ideal for unwinding at the end of the day.

Additional features include:

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
\$970K-\$1.03M

VIEW
Sat 23rd May @ 1:00PM - 1:45PM

AGENTS
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AGENCY
LJ Hooker Glenelg | Brighton
(08) 8294 6000

 **LJ Hooker**

- Timber laminate flooring in high traffic areas and plush carpeted bedrooms
- Both bathrooms with floor to ceiling tiles, stone vanity benchtops, backlit mirrors & shower niches
- Ducted reverse cycle Daikin air conditioning with wifi/remote operation
- Ambient LED lighting throughout
- 2.7m ceiling heights with high 2.4m doors
- Double glazed windows throughout
- 6.6kw solar system
- Alarm system for peace of mind
- Single lock-up garage with remote panel lift door and hard wearing epoxy floor coating
- Continuous flow gas hot water system
- All walls insulated, both external and internal

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!

Be the first to enjoy this beautifully finished, brand new home perfectly positioned in a convenient location. But you will have to be quick as it won't last long!

To submit an offer on this property visit this link:
<https://prop.ps/w32XyKmYAWM4>

Property Details:
 Council: City of Marion
 Council Rates: tba
 SA Water: tba
 House Size: 138 sqm
 Year Built: 2026

For further information please contact Jarad Henry or Debbie Mundy.

Visit glenelgbrighton.ljhooker.com.au to view other LJ Hooker Glenelg | Brighton Listings.

Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement.

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.

RLA 182909

MORE DETAILS

Property ID QCFGW0
Property Type House
House Size 138 m2

Jarad Henry 0418 842 701

Principal | Auctioneer | Sales Consultant |
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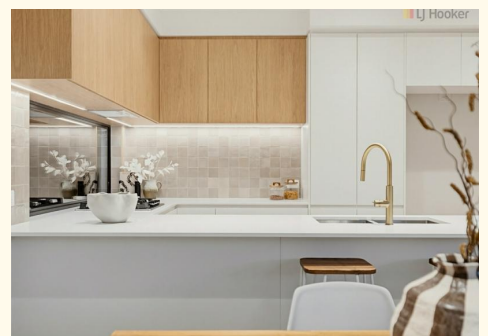
Debbie Mundy 0401 597 482

Co-Agent to Jarad Henry | debbie@ljhglenelgbrighton.com.au

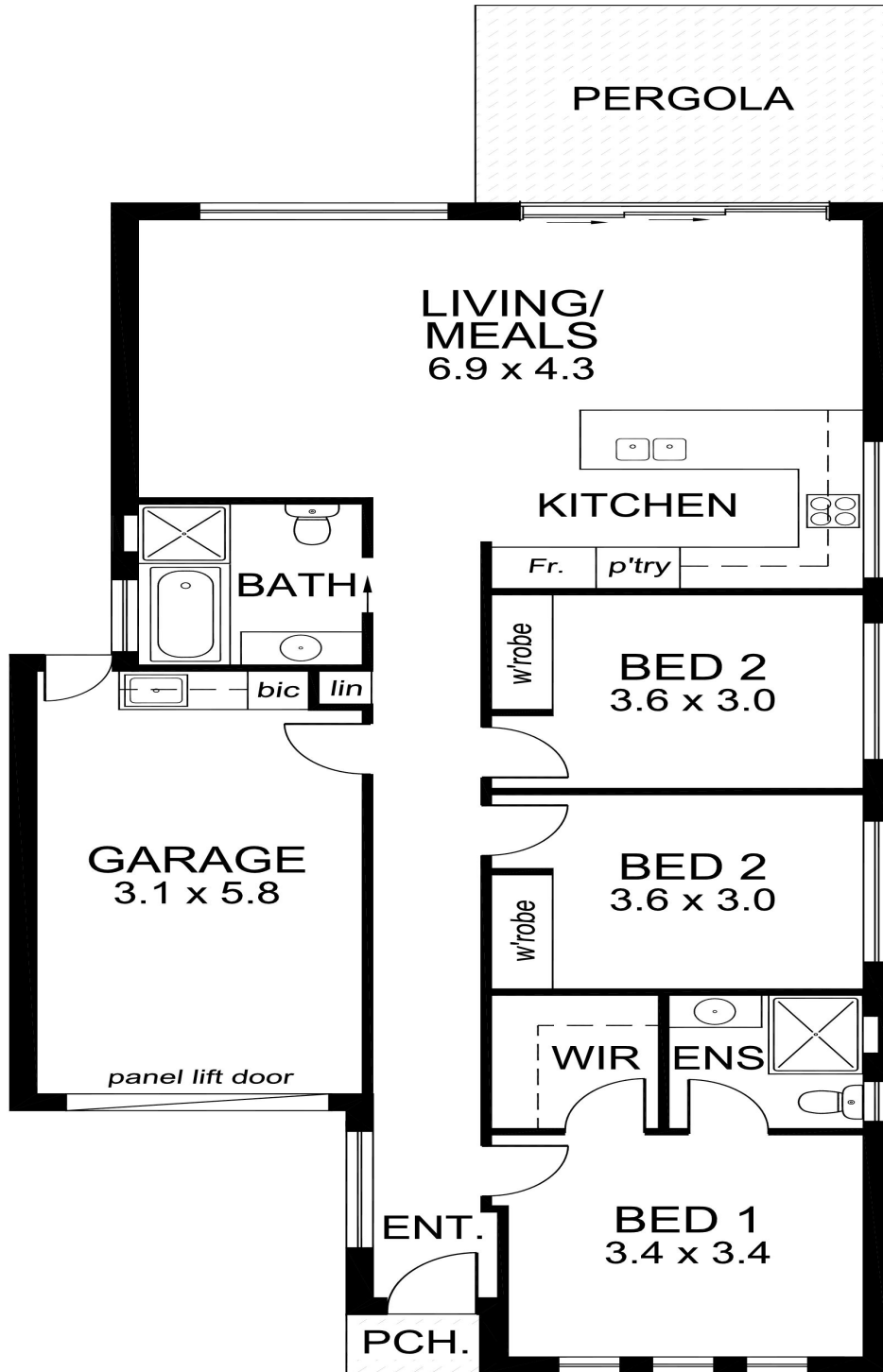
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TOTAL AREA:	138.13m ² /14.85sqs
(Estimate only)	(incl. porch, pergola & garage)

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