



## Ascot Park, 43A Adelaide Terrace

Get - Onboard Ascot Central



Final Open Monday 27th January from 3 - 3:30pm.

2009 built, with nothing to do but move in and start your new life or smart investment. One of a small group of four, it's Architecturally designed, with spacious, open plan living downstairs. Your style, your furnishings, your personal touch, this suits all taste as the neutral decor provides a calm and versatile palette. Large format tiles make for easy care. Its modern with a central kitchen with island bench and breakfast bar, incorporating a Bosch stainless steel dishwasher and double sink, this is the heart of the home.

Flow through to the spacious, covered, outdoor entertaining area which is linked to the secure carport and ensures you can entertain in style and on a large scale! Upstairs three bedrooms, all feature built-in robes and there's a two way bathroom/vanity area with bath - ideal for busy families. Downstairs the bathroom has a separate toilet and a large laundry gives external access. An ideal home and clever option for those who are time poor and

### For Sale

Sold by Gabrielle Overton LJH  
Kensington|Unley

### View

[ljhooker.com.au/612UFDJ](http://ljhooker.com.au/612UFDJ)

### Contact

**Gabrielle Overton**  
0416 080 525  
[goverton@ljhkensingtonunley.com.au](mailto:goverton@ljhkensingtonunley.com.au)



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

**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.

want to be close to the action, work and play. You're in comfort control with reverse cycle, split system air conditioning upstairs and down.

Create a private lock up and leave home, secure and minimal. Suitable for a couple, work from home exec, small family or lively retirees, this will have broad appeal. A savvy investment option, buy now and have your mortgage paid off, until you return to Adelaide and know you're in a very go ahead area, highly sought after and so convenient!

Ascot Park is experiencing exciting growth, with quality developments and well-planned local facilities adding value to the area. Representing a clever investment in a location with strong demand and easy access to transport, services, and entertainment. With rail access to the city metres away (6.2km to the Adelaide CBD by road) go by train, walk to Ascot Park Railway Station or bus to tertiary institutions in the City campus' or Flinders Uni and all the options, services and amenities of South Road on offer, make life so easy.

Close to our beautiful Adelaide hills and beaches (5km to Glenelg) - this home is a welcome addition to the market. Shop at Castle Plaza, a quick trip to Marion super shopping centre only 3.3km and to the mecca high street lifestyle areas of Goodwood, Unley and King William Roads minutes away, or the Mitcham shopping centre. It's so close to everything and has so many choices. Schools abound with zoning to Clovelly Park Primary and Hamilton Secondary College with Cabra College, Walford, Urrbrae Agricultural and elite colleges, Scotch, Westminster and Sacred Heart within a 15 minute drive. With major hospitals, universities and technology precincts, Adelaide Terrace ticks all the boxes for professionals working and wishing to reside in the area. You're in the right place, make sure that you get it right this time, as everything you need is here!

\$725,000 - \$750,000

CT: Volume 6039 Folio 216

Council: City of Marion

Council Rates: \$1,374.59 per annum (approx)

Water Rates: \$165.55 per quarter (approx)

Insurance: \$204 per annum (approx)

Land Size: 155 square metres (approx)

Year Built: 2009 (approx)

To make an offer, scan the code below:

<https://prop.ps//olaFHbui7ccS>

(Please copy and paste the link into your browser)



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## More About this Property

Property ID	612UFDJ
Property Type	House
House Size	160 m2
Land Area	155 m2
Including	Air Conditioning Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Remote Garage

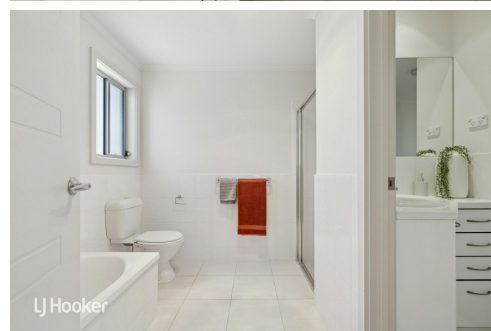
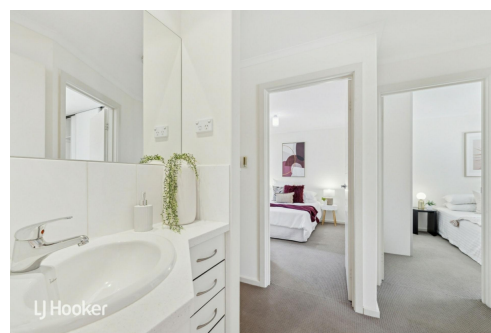
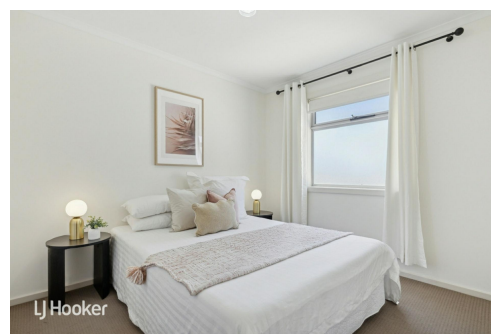
**Gabrielle Overton 0416 080 525**

Sales Consultant | [goverton@ljhkensingtonunley.com.au](mailto:goverton@ljhkensingtonunley.com.au)

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

295 Kensington Road, KENSINGTON PARK SA 5068

[kensingtonunley.ljhooker.com.au](http://kensingtonunley.ljhooker.com.au) | [reception@ljhkensingtonunley.com.au](mailto:reception@ljhkensingtonunley.com.au)



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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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