



## Ascot Park, 9a Fifth Avenue

Brand New Home - Stylish, Low Maintenance Living in Prime Location

Be the first to enjoy this beautifully finished, brand new home perfectly positioned in a central, convenient location. Designed for easy, modern living, this low maintenance property offers a relaxed lifestyle with quality features throughout.

Step inside to discover 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.

The heart of the home is the top of the range kitchen, boasting a gas cooktop, recessed lighting, ample storage and generous bench space. It seamlessly flows into the open plan living and dining area, perfect for entertaining, and extends out to the undercover alfresco space, overlooking easy care landscaped gardens.



**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**  
\$875,000-\$895,000

**View**  
[ljhooker.com.au/Q4KGW0](http://ljhooker.com.au/Q4KGW0)

**Contact**  
**Jarad Henry**  
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**(08) 8294 6000**

Additional features include;

- Timber laminate flooring in high traffic areas
- Plush carpeted bedrooms
- Ducted reverse cycle air conditioning with wifi/remote operation
- Alarm system for peace of mind
- Easy care grounds
- Single lock-up garage
- Both bathrooms with floor to ceiling tiles, stone vanity benchtops, backlit mirrors & shower niches
- 2.7m ceiling heights with high 2.4m doors throughout
- Continuous flow gas hot water system
- All walls insulated, both external and internal

Whether you are a first homebuyer, downsizer or investor, this stylish new home ticks all the boxes. Just move in and start living!

To submit an offer on this property visit this link: <https://prop.ps/02PEgUI6QYa6>

Property Details:

Council: City of Marion

Council Rates: TBA

SA Water: TBA

Year Built: 2025

Land Size: 326 sqm (approx)

For further information please contact Jarad Henry or Debbie Mundy.

Visit [glenelgbrighton.ljhooker.com.au](https://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



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## More About this Property

<b>Property ID</b>	Q4KGW0
<b>Property Type</b>	House
<b>Land Area</b>	326 m2

### Jarad Henry 0418 842 701

Principal | Auctioneer | Sales Consultant | [jarad@ljhglenelgbrighton.com.au](mailto:jarad@ljhglenelgbrighton.com.au)

### Debbie Mundy 0401 597 482

Co-Agent to Jarad Henry | [debbie@ljhglenelgbrighton.com.au](mailto:debbie@ljhglenelgbrighton.com.au)

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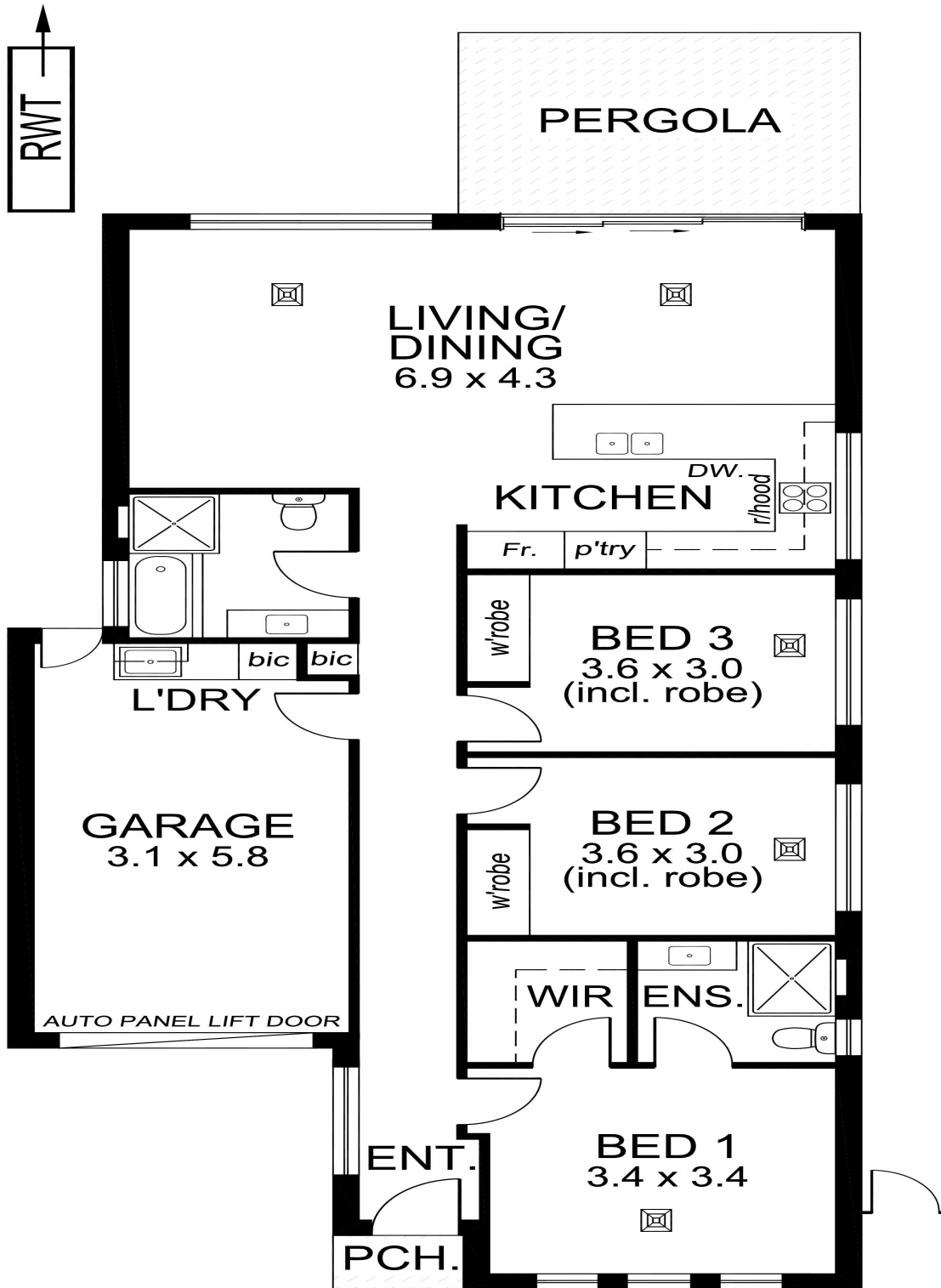
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<b>TOTAL AREA:</b>	138.13m <sup>2</sup> /14.85sqs
(Estimate only)	(incl. porch, pergola & garage)

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