






1/20 Sixth Avenue, Ascot Park

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## Stylish Two-Storey Townhouse with Private Carport and Outdoor Space

Perfectly positioned in a quiet group, this well-designed two-storey townhouse offers comfortable living, practical proportions, and an excellent opportunity for both owner-occupiers and investors.

With a thoughtful layout across two levels, the home combines open-plan living downstairs with generous accommodation upstairs, plus the convenience of a secure carport and outdoor areas.

### Features Include:

- Spacious lounge with feature brick wall and ceiling fans
- Airconditioned open plan living, view to low maintenance yard
- Kitchen with electric cooktop, wall oven and dishwasher
- Convenient downstairs powder room
- Three spacious bedrooms, master with walk-in-robe, ceiling fan and private balcony
- Federation style bathroom, complete with shower, vanity and bathtub
- Private front and rear yard, carport with roller door could provide additional undercover entertaining area

**FOR SALE**  
CONTACT AGENT

### AGENTS

Rosemary Auricchio  
0418 656 386  
[rosemarya@ljhookerwestlakes.com.au](mailto:rosemarya@ljhookerwestlakes.com.au)

### AGENCY

LJ Hooker West Lakes | Henley Beach  
(08) 8347 3666

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.

 **LJ Hooker**

Ascot Park is a vibrant suburb known for its friendly community atmosphere and excellent amenities. You'll find yourself just minutes away from local parks and recreational facilities, providing endless opportunities for outdoor activities. The area also boasts easy access to public transport options, making your daily commute a breeze. Plus, with a variety of shopping and dining options nearby, you'll have everything you need right at your doorstep.

Don't miss out on the chance to own this affordable gem in Ascot Park. Whether you're starting your homeownership journey or looking to invest in a promising location, this unit is an opportunity not to be overlooked. Act swiftly to secure your future in this sought-after suburb-contact us today!

For further information please contact Josie Auricchio on 0419 269 503 or Donna Farquhar on 0461 363 915.

#### Disclaimer:

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. All land sizes quoted are an approximation only and at the purchaser's discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322

#### MORE DETAILS

Property ID	507RFE8
Property Type	Townhouse
Land Area	162 m2
Including	Air Conditioning
	Toilets (2)
	Balcony
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced

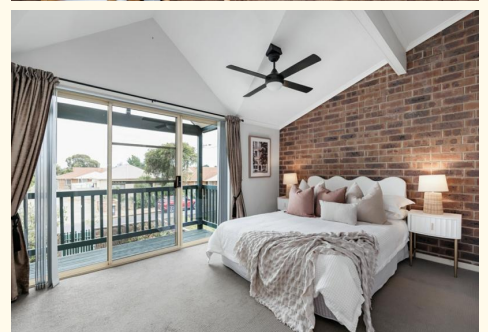
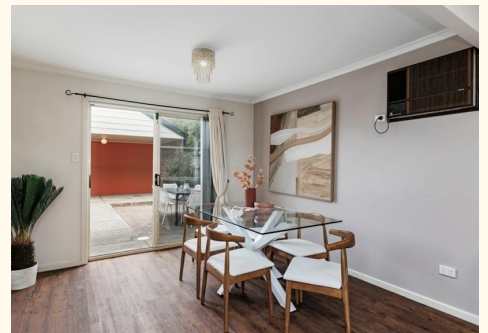
**Rosemary Auricchio 0418 656 386**

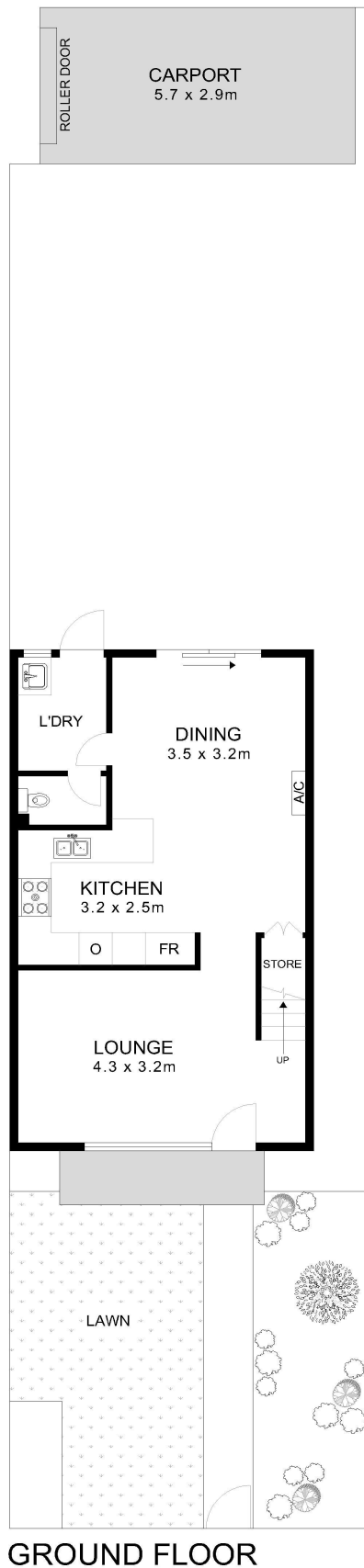
Sales Partner | [rosemarya@ljhookerwestlakes.com.au](mailto:rosemarya@ljhookerwestlakes.com.au)

**LJ Hooker West Lakes | Henley Beach (08) 8347 3666**

139 Tapleys Hill Road, SEATON SA 5023

[westlakes.ljhooker.com.au](http://westlakes.ljhooker.com.au) | [hello@ljhookerwestlakes.com.au](mailto:hello@ljhookerwestlakes.com.au)





Approx Gross
Ground Floor = 47m <sup>2</sup>
First Floor = 47m <sup>2</sup>
Carport = 17m <sup>2</sup>
Balcony = 3m <sup>2</sup>
Porch = 4m <sup>2</sup>
Total = 118m <sup>2</sup>

**1/20 Sixth Avenue Ascot Park**  
 For illustrative purposes only. All measurements are approximate.  
 Andrew Waters Photography