







7/18-20 Audrey Street, Ascot Park

The Ideal Set-and-Forget Investment!

Ideally positioned midway between the CBD and the beach, this beautifully renovated unit presents an appealing investment opportunity, combining contemporary interiors, easy-care living and a convenient location. With shopping, schools, public transport and everyday amenities close at hand, it offers the lifestyle and practicality tenants value.

Currently leased until May 2027 at $580 per week, the property provides established rental income and an attractive opportunity for investors seeking a well-presented addition to their portfolio.

Updated in 2023, the unit features fresh paintwork, new flooring and modern finishes throughout. The light-filled living area is equipped with split-system heating and cooling, while ceiling fans throughout provide added comfort year-round.

The sleek white kitchen is both stylish and functional, featuring an induction cooktop, oven, dishwasher, generous bench space and excellent storage. A separate laundry with direct outdoor access and an integrated pantry adds further everyday practicality.

2 1 1

FOR SALE
Contact Agent

VIEW
By Appointment

AGENTS

Janine Bergin
0417 893 453
jbergin@ljhkensingtonunley.com.au

Andrew Filmer
0431 346 007
afilmer@ljhkensingtonunley.com.au

AGENCY

LJ Hooker Kensington | Unley
(08) 8431 6088

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.

Accommodation comprises two well-proportioned bedrooms, each complete with built-in robes, ceiling fans and day/night blinds. The spacious bathroom features an updated vanity, a full-sized bath and a separate shower.

Outside, a private courtyard provides a pleasant, low-maintenance space to enjoy, while a secure single garage with auto roller door and additional off-street parking enhance the property's convenience.

With modern updates (including a new hot water system installed Oct 2026 and an Itron Everblu Cyble Enhanced water pump installed February 2026), a practical layout and a tenancy already in place, this is an appealing opportunity to secure a ready-made investment with rental income from day one, ideally located for easy access to both the city and the coast.

Council: City of Marion
Certificate of Title: Volume 5046 Folio 101
Council Rates: $1,354.69 per annum (approx.)
Water Rates: $191.85 per quarter (approx.)
Strata Levy: $458 per quarter plus sinking Levy $68 per quarter (approx.)

To make an offer copy and paste the below link into your browser:
https://buy.realtair.com/properties/315321

RLA 275279

MORE DETAILS

Property ID	61VKFDJ
Property Type	Unit
House Size	94 m2
Including	Air Conditioning Toilets (1) Courtyard Dishwasher Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage Liveability







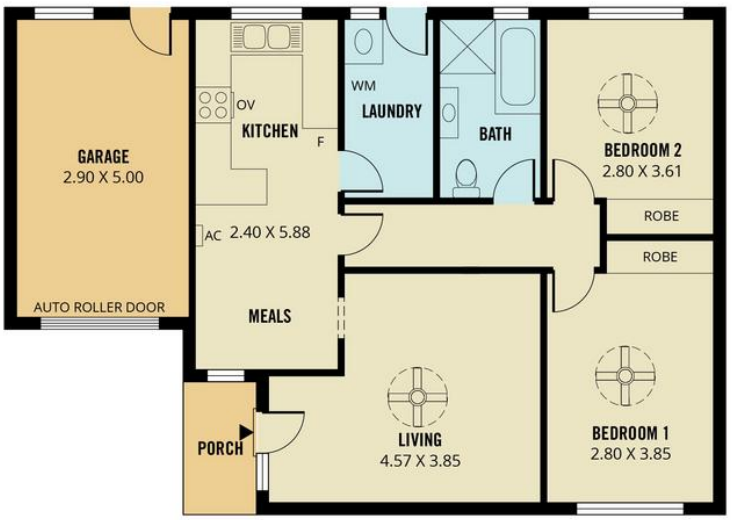




Janine Bergin 0417 893 453
Sales Consultant | jbergin@ljhkensingtonunley.com.au
Andrew Filmer 0431 346 007
Sales Associate | afilmer@ljhkensingtonunley.com.au

LJ Hooker Kensington | Unley (08) 8431 6088
295 Kensington Road, KENSINGTON PARK SA 5068
kensingtonunley.ljhooker.com.au |
reception@ljhkensingtonunley.com.au

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.



94m²	74m²	3m²	17m²
TOTAL	Living	Porch	Garage

N

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.

Produced by **The Fotobase Group**

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