



Sold



6/30 Marleston Avenue, Ashford

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## Light-Filled & Renovated Lifestyle Living in Ashford

Perfectly positioned in a quiet and well-maintained complex, this beautifully renovated unit at 6/30 Marleston Avenue, Ashford offers exceptional low-maintenance living with an abundance of natural light. Whether you're a first home buyer, downsizer, or investor, this home ticks all the boxes-modern upgrades, privacy, and a highly desirable location just walking distance to Ashford Hospital and public transport.

With a bright interior, fresh finishes, and thoughtful improvements throughout, this unit is ready for you to move in or lease out immediately.

### Property Features:

- Recently renovated with neutral tones and quality finishes
- Light-filled interior with large windows in the living and bedroom areas
- Modern kitchen featuring cooktop, oven, dishwasher, and ample cupboard space
- Open-plan living and meals area with reverse cycle split system air conditioning
- Floating floors throughout the main living area
- Two bedrooms, Bedroom 1 with built-in robe

### FOR SALE

\$450k - \$495k Offers Closing 21/10 at 12pm (USP)

### AGENTS

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### AGENCY

LJ Hooker West Lakes | Henley Beach  
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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

- Tiled bathroom with shower, vanity, and laundry space
- Undercover carport with easy access
- Solid brick construction, low maintenance and well insulated
- Well-kept common grounds and affordable strata fees

Located just a short walk to Ashford Hospital, this property also offers quick access to multiple bus routes, the Adelaide CBD, Kurralta Park shopping centre, local parks, schools, and cafés—all less than 10 minutes from the beach and airport. Whether you're looking to settle in or secure a strong investment, 6/30 Marleston Avenue presents a lifestyle of comfort and convenience with everything already done for you. Enquire today to arrange your inspection or register interest ahead of the market.

For more 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	4ZVMFE8
Property Type	Unit
House Size	60 m2
Including	Air Conditioning Toilets (1) Balcony Dishwasher Floorboards Built-in-Robes

**Josie Auricchio 0419 269 503**

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