



14 Third Avenue Ascot Park SA 5043

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\$550 per week

Date available: Now

[Book Inspection](#)

## CLEAN HOME IN GREAT LOCATION

OPEN INSPECTION - MONDAY 15TH AT 4.00PM - 4.15PM

IMPORTANT INFORMATION: Please register to be notified of any upcoming inspections. By registering, you will be INSTANTLY informed of any updates, changes or cancellations.

If you are interstate a friend or family member MUST physically view the property on your behalf before you can apply. Thank you

Available - NOW

Lease Term - 12 months

Rent - \$550 per week

Bond - 4 weeks rent equivalent (\$2200)

Water Charges - All water usage and water supply - tenants to pay

Furniture - NOT furnished

Excluded from lease: heater in lounge room

This modest family home is situated in a well sought after area and is definitely a must see!

14 Third Avenue Ascot Park SA 5043

Freshly painted throughout, it offers 2 bedrooms, study/3rd bedroom, large lounge room, and a simple kitchen/meals area for your family sit down meals.

A bathroom with shower over bath and an entirely separate toilet located alongside the laundry room.

Lovely front gardens with huge rear yard for the kids to play around.

Additionally, there is space for all your gardening tools and more, a must for all you gardening enthusiasts.

Off street car parking is available under carport for 2 cars.

This home is very well situated, close to;

- Great schools; Ascot Park Primary School, zoned for Hamilton Secondary School, Sacred Heart College - Middle School Campus, Westminster Schools - just to name a few
- Close to; Marion Outdoor Pool, Glenelg South and Somerton beaches, Flinders Medical Centre and Flinders University
- Amenities at; Park Holme Shopping Centre, Castle Plaza, Pasadena Foodland and Westfield Marion

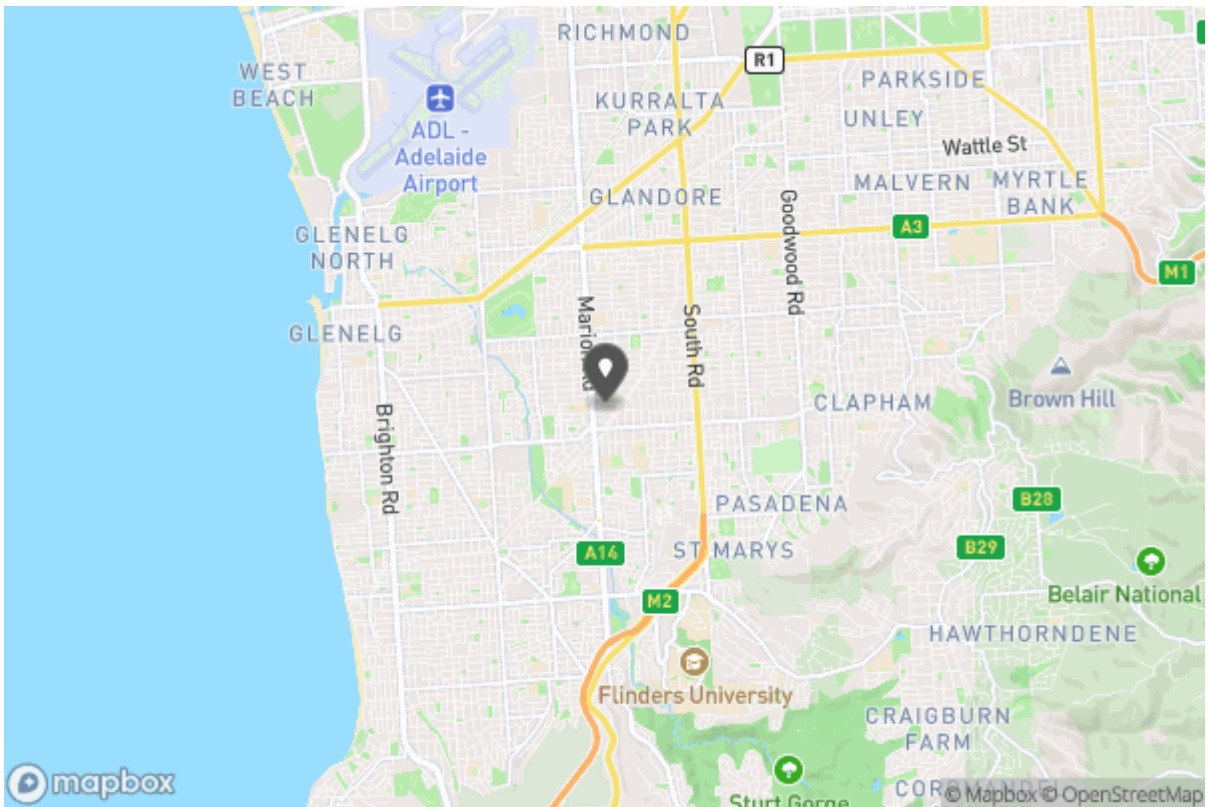
A straightforward commute to city with Ascot Park Train station one end of the street, and bus station A14 at the other end of the street in either direction, both within a few minutes' walk!!

# Gallery

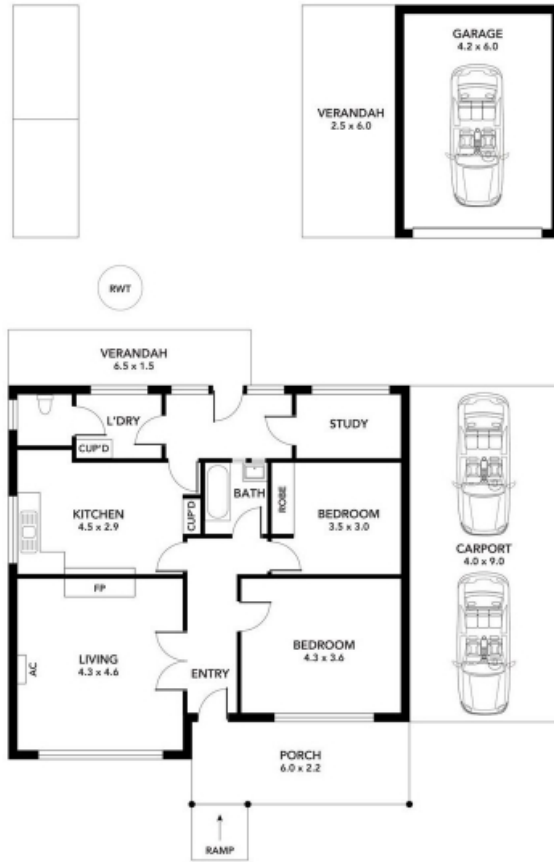




# Location Map



# Floor Plans





Don't forget to confirm your inspection by SMS or email

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### Why Book with Smallacombe Real Estate Mitcham

With our agency, you can book Property Inspections 24/7 on your computer, tablet or smartphone. When you do, you will receive an immediate response confirming your booking via email and SMS. Should the property be leased, the inspection time changed or cancelled for any reason, you will be informed the second it happens keeping you up to date.

You can also change or cancel your booking at any time if you no longer wish to attend or the times are no longer suitable. As part of your booking, we will send you reminders of the inspection as well as directions to the property to make the process of inspecting the property seamless.

Finally, should you wish to apply for the property, all of the relevant information including PDF or online applications details will be provided so you can apply as quickly as possible.

# Tenancy Application

A copy of the General Tenancy Agreement for this property, including all special conditions is available via the following link:

[Apply Online](#)

<https://2apply.com.au/Property?agentID=MA-SMALLACOMBEMITCHAM&uniqueID=9c971ce4-2642-4e4e-97e9-13fbaff4fc32>