

**10/12 Ashbrook Ave, Payneham, SA 5070**

**Sold - 18/11/2023**

Unit 3  1  1 



**Sold By Greg Nicholls**

Greg Nicholls of LJ Hooker Adelaide Metro welcomes you to this gorgeous homette, peacefully sheltered away in a pretty gated community. Showcasing the perfect blend of position, presentation and outdoor space, you will love this quality freestanding residence in the heart of the Eastern suburbs.

**Open for Inspection**  
By Appointment.

This magnificent home exudes an instant sense of comfort from the moment you step inside. The expansive living area offers a cosy and welcoming ambiance, bathed in an abundance of natural light that fills every corner. Additionally, the inclusion of ducted reverse-cycle air conditioning ensures year-round comfort.

The spacious, contemporary kitchen seamlessly connects to the lounge and dining areas, creating a dream space for cooking enthusiasts. This well-appointed kitchen offers generous bench space, high-quality cabinetry, gas cooktop, Bosch super silence 44db dishwasher, stainless steel sink with Puratap and an expansive 2m x 2.7m walk-in pantry, where your chef's tools or wine fridge can take pride of place.

Boasting three exceptionally comfortable bedrooms adorned with sleek laminate flooring, all serviced by a renovated, sparkling bathroom and a separate toilet for added convenience. The master bedroom is particularly appealing, featuring ample built-in storage and the flexibility to accommodate a king-sized bed.

Ample yard space is available, perfect for additional storage or hosting delightful BBQ gatherings with friends and family. For those who relish the opportunity to personalise the garden borders and add their unique touch, this property offers the ideal canvas.

You will love:

- Close to Payneham Memorial Swimming Centre \$24m future upgrade
- Four legged friends welcome
- Freestanding in an excellent position.
- Modern, open plan living.
- Reverse cycle heating and cooling for year-round comfort.
- Stunning modern kitchen with Bosch dishwasher and gas cooktop.
- Massive pantry 2m x 2.7m to store food to your hearts content.
- Huge master bedroom with built in robes

**Listed By**  
Greg Nicholls

