

**11/2 Selby Street, Kurralta Park, SA 5037**

**HARRIS**

**Sold House**

Friday, 1 March 2024

11/2 Selby Street, Kurralta Park, SA 5037

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 60 m2**

**Type: House**



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**\$631,000**

The ultimate in streamlined, considered design, 11/2 Selby Street delivers maximum living and minimal upkeep. A 2017-built lock-up-and-leave terrace home in prime position, it's the perfect address for your first home, new start, right-sizer or clever investment. Radiating street appeal, contrast cladding with ochre accents elevates a contemporary façade fronting a floorplan defined by expansive open plan living area to middle storey. Bookended by a north-facing private balcony for breezy summer entertaining and a sleek modern kitchen, it's the ideal home hub. Stone benchtops and brick stack subway tiling layer chic style across the bright kitchen, stainless-steel appliances, including gas cooktop and dishwasher, granting substance to match, while a breakfast bar unites all zones for seamless flow. To upper level, two generous bedrooms are serviced by wall-to-wall robes and a luxe family bathroom, frameless shower screen, ultra-wide vanity and skylight bringing high-end calibre to rush hour. To lower level, an additional bedroom with ensuite and sun-soaked private courtyard complete the floorplan with liveability and more room to spread out. You'll never find another precinct so peaceful while still so close to all the action. Proximity to Plympton and Richmond Primary Schools, Adelaide and Adelaide Botanic High Schools, and endless private schooling choices makes the school run simple. A short walk to your morning coffee at Froth and Fodder and amenities at Kurralta Central, while Weigall Oval Reserve and numerous walking tracks are nearby for downtime spent outdoors. The commute is simplified with a 10-minute drive to the city, or another 10 minutes west for the best of Adelaide's beaches. It's enviable from every angle. More to love:- Secure single garage- Ducted reverse cycle air conditioning, with split system to lower floor bedroom- Timber look floors and plush carpets- Separate laundry- Downlighting- Neutral colour palette- Rainwater tank Specifications: CT / 6207/215 Council / West Torrens Zoning / UC Built / 2017 Land / 60m<sup>2</sup> (approx) Council Rates / \$1,021pa Community Rates / \$502.11pa Community Manager / Strata Data Emergency Services Levy / \$121.05pa SA Water / \$214.34pa Estimated rental assessment / \$600 - \$650 per week / Written rental assessment can be provided upon request Nearby Schools / Richmond P.S, Plympton P.S, Goodwood P.S, Cowandilla P.S, Adelaide H.S, Adelaide Botanic H.S, Mitcham Girls H.S Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409