

**3/19 Warwick Avenue, Kurralta Park, SA 5037**

**HARRIS**

**Sold Unit**

Tuesday, 15 August 2023

3/19 Warwick Avenue, Kurralta Park, SA 5037

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Sally Jenkins  
0418474642

**\$370,000**

Filled with excellent natural light, this one bedroom unit is more like a little house. Located in a quiet single level group of only 5 units, the group is pet friendly, so with approval this can be the perfect home for you and your fur baby. Offering open plan living, large bedroom, great built in storage plus an amazing private yard to enjoy and create your own oasis. Conveniently located in the popular suburb of Kurralta Park, you can enjoy the best of the city and the beach both only 6km away by road, bike, bus or tram. Set on a lovely quiet tree lined street, whilst still being only short walk to Kurralta Park Centro shopping centre with a Coles, Kmart, cafes, chemist and other speciality shops. The local institutions 'Froth and Fodder' on Mortimer St or Karma & Crow are sure to be regular haunts, where people come from far and wide to experience great coffee and food. Other great features include: -Modern kitchen with gas cooking and breakfast bar -Modern bathroom with shower over bath and combined laundry -Spacious bedroom with lovely outlook to the private yard -Built in storage in both living and bedroom -Reverse cycle a/c and ceiling fan -Electronic roller shutters to rear windows and manual to kitchen window -Allocated undercover parking -Lovely spacious and well maintained common area

Specifications: CT / 5005/348 Council / West Torrens Zoning / Housing Diversity Neighbourhood Built / 1962 Council Rates / \$252.20pq Strata Manager / Ace Body Corp Strata Rates / \$450pq Estimated rental assessment: \$310 - \$330 p/w (Written rental assessment can be provided upon request) Nearby Schools / Richmond P.S, Plympton P.S, Goodwood P.S, Cowandilla P.S, Plympton International College, Mitcham Girls H.S

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