

**5/13 Selby Street, Kurralta Park, SA 5037**

**Raine&Horne.**

**Unit For Sale**

Friday, 26 April 2024

5/13 Selby Street, Kurralta Park, SA 5037

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 54 m2**

**Type: Unit**



John Cullen

**\$315,000 - \$335,000**

Looking to buy your first home? Discover your ideal lifestyle in this charming ground floor unit, nestled in a prime location within an intimate community of just 8 residences. Or are you an investor looking to start or expand your investment portfolio? Currently leased with awesome tenants until 14th June but they'd be happy to sign further 12 month lease if desired, you can invest with confidence! This property offers:- A generously proportioned master bedroom with built-in robes, offering ample storage space for your wardrobe essentials.- Open-plan living / dining area adorned with sleek laminate timber floors, creating an inviting ambiance for relaxation and entertainment.- Updated kitchen equipped with excellent storage solutions and bench space to make meal preparation a breeze.- Updated bathroom featuring integrated laundry facilities, catering to your daily cleaning needs.- Stay cosy and comfortable year-round with reverse cycle air conditioning- Single detached carport, offering undercover parking for added convenience and protection from the elements.- Benefit from the proximity to public transport options along South Road and Anzac Highway, simplifying your daily commute.- Explore the vibrant Kurralta Central Shopping Centre just a short stroll away, where you'll find a wide range of retail and dining options including Coles, K-Mart, Bakers Delight, CIBO, Terry White Chemist, and more, catering to all your shopping desires. Embrace the benefits of convenient living in this well maintained unit or the chance to add to your investment portfolio. Don't miss this opportunity to make it yours today! Outgoings: Council: \$1,082pa SA Water: \$153.70pa ESL: Approx \$100pa Strata: \$488pa