

5B Avon Street, Kurralta Park, SA 5037

**NOAKES
NICKOLAS**

Townhouse For Sale

Tuesday, 19 March 2024

5B Avon Street, Kurralta Park, SA 5037

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 201 m2

Type: Townhouse



Simon Noakes
0402211543



Courtney Green
0468389432

Best Offers By 8/4 (USP)

Best Offers By Monday 8th of April at 10am (Unless Sold Prior). Constructed to a high standard by PJT Construction in 2017, this stylish three-bedroom townhome offers low maintenance living a dash to the CBD from Kurralta Park. Enjoy high quality contemporary features including chic floating timber floors, plush carpets to bedrooms and stone benchtops. Behind a geometric hebel façade and fuss-free landscaping, step into the entry to find a fresh white hallway ahead, and carpeted stairs leading you to the sleeping quarters. A handy study nook finds its place on the landing, with two bedrooms fitted with mirrored built-in robes, and a neutral main bathroom complete with a family-friendly bath servicing both. For the main bedroom, enjoy a little extra with large windows and the practicality of a walk-in robe and a private ensuite, keeping in the stylish neutral tones of the main bathroom. Polished and poised, a sleek kitchen boasts lengthy benchtops under pendant lighting, with a double sink and stainless steel appliances including a gas cooktop, electric oven and dishwasher ready to make your life easy. The open plan dining and lounge presents as a perfect blank canvas for your existing or future vibe, complete with tall glass sliding doors pulling back to create a fluid indoor/outdoor lifestyle. Outdoors, the undercover tiled Alfresco enjoys the comfort of a ceiling fan and the practicality of an outdoor kitchen including a BBQ and sink, with a backdrop of established greenery completing the picture for a zen retreat. Stylishly finished and very well considered, this fabulous home will suit the family, professional, empty nester or investor alike from the convenience of Kurralta Park. Enjoy an easy 2.5km dash to the city via the car, bike or public transport, with plenty of great local schools and cafes alike, and a breezy beach commute down Anzac Highway for weekend bliss. More features to love:- Reverse cycle ducted A/C throughout- Secure garage and further off-street parking- Large modern laundry with external access- 5kW solar system installed 2019- Gas hot water system- Irrigated front and rear gardens- Walk to Kurralta Park Central including Kmart and Coles- Zoned to Adelaide High and Adelaide Botanic High, close to Plympton and Richmond primary schools and within the catchment area for Kurralta Park Community Kindergarten- Easy access to public transport along South Road and Anzac Highway- Just 2.5km to the Adelaide CBD and under 6km to the Glenelg Beach. Land Size: 183sqm Frontage: 5.77m Year Built: 2017 Title: Community Council: City of West Torrens Council Rates: \$1445.55 PASA Water: \$183.19 PQES Levy: \$157.35 PA 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.