

6/151 Anzac Highway, Kurralta Park, SA 5037



Unit For Sale

Thursday, 25 January 2024

6/151 Anzac Highway, Kurralta Park, SA 5037

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 77 m2

Type: Unit



Daniel Seach
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Peter Li
0415413250

Best Offers By Tuesday 13th February 6:00PM (USP)

Nestled in a desirable rear-of-group position, this inviting ground-floor unit offers a tranquil retreat conveniently set back from the road. It's a perfect entry point into the property market for first-time buyers or a wise choice for investors seeking a valuable addition to their portfolio. The thoughtfully designed floor plan features a spacious living area that flows into two comfortably sized bedrooms, each equipped with built-in robes. The modern eat-in kitchen is practical and well-appointed, complemented by an updated bathroom adorned with floor-to-ceiling tiles. Convenience is key with your own undercover parking space, situated mere steps from your back door, ensuring ease of access. Embrace ease of urban living with Kurralta Central's array of amenities, including Coles, K-mart, charming bakeries, cafes, and fresh sushi options, all just a short 200-meter stroll away. Plus, with the vibrant Adelaide CBD merely 5km away, accessible by car, bike, or foot, urban convenience will meet suburban peace in the best possible way.- Coveted ground floor positioning- Exclusive undercover parking - one of only four for the entire group- Sunlit interiors and high ceilings- Completely repainted throughout- Brand new plush carpeting & new floating floors- Efficient reverse cycle heating/cooling in the living area- Gourmet kitchen featuring gas cooking and ample storage- Built-in dining table/desk, versatile for your lifestyle- Ceiling fan and electric roller shutter in the main bedroom, ensuring comfort and privacy- Just a casual stroll from Kurralta Central shopping precinct- Only 5km from the Adelaide CBD.

Other information:
Title: Strata Title
Council: City of West Torrens
Zoning: Urban Corridor (Boulevard)
Build: c1963
Land: 87m²
Build: 66m²
Council Rates: \$1,084.95 per annum
SA Water: \$153.70 per quarter
Emergency Services Levy: \$88.55 per annum
Strata Admin Levy: \$392.25 per quarter
Strata Sinking Fee: \$338.59 per quarter
Rental Assessment: \$345 per week

All information has been obtained from sources deemed to be accurate, however, it cannot be guaranteed and neither the agent, agency or vendor accepts any liability for errors, omissions or oversights. Any reference to rates/outgoings, school zoning, planning consent, land/building sizes, build year, and solar panels are all approximate. It is recommended any interested parties conduct their own due diligence. RLA325330.