

60 Garfield Avenue, Kurralta Park, SA 5037

**NOAKES
NICKOLAS**

House For Sale

Wednesday, 12 June 2024

60 Garfield Avenue, Kurralta Park, SA 5037

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 351 m2

Type: House



Zac Watts

0448217726



Nadia Covino

0427003933

Best Offers By 24/06 (USP)

Best Offers By Monday 24th June at 5pm (Unless Sold Prior). Currently tenanted on a periodic lease for \$3,041.67 per month. Occupying a prime position between the CBD and seaside, this three-bedroom residence represents the epitome of easy-care modern living from its 351sqm Torrens-titled parcel. A neat street presence framed by aggregate paths and low-maintenance landscaping also offers a safe option to park within the driveway or secure garage and enter internally. Carpets line each of the three bedrooms, headlined by a spacious front-facing master featuring ensuite and walk-in robe. Two additional bedrooms follow suit, each boasting built-in robes of their own, along with adjacent access to a main bathroom with family bathtub. Dual living zones create a fluid functionality, extending from a central lounge through to an open plan hub that showcases the sleek and well-appointed kitchen - combining Smeg stainless-steel gas cooktop, electric oven and dishwasher with ample cabinetry and a large stone-topped island bench. Brightening the laidback lounge setting, an effortless flow is created between indoor entertaining and an outdoor alfresco via glass sliding doors. Removing the need for time consuming maintenance, the rear yard manages to offer a patch of lush lawn, waterwise succulents and secure good neighbour fencing for all to safely enjoy without requiring much upkeep. Positioned just footsteps from Weigall Oval tennis courts, playgrounds and the Westside Bikeway, there is plenty of outdoor recreation to be had for every occupant, whilst the local bus stop is ready to transport you from city to bay for both weekday work and weekend leisure. Offering maximum potential to comfortably reside or rent out, you've got the best of Adelaide at your beck and call from Kurralta Park. Even more to love: - Coveted zoning for Adelaide & Adelaide Botanic High - Torrens-titled allotment - Secure garage with internal access - Floor-to-ceiling tiled bathrooms - Stone benchtops - Ducted R/C air conditioning - Garden shed - Footsteps to Kurralta Central, bus stop and Froth & Fodder café - Just 4km to the CBD & 6km to Glenelg

Land Size: 351sqm Frontage: 8.12m Year Built: 2018 Title: Torrens Title Council: City of West Torrens Council Rates: \$1,323.40 PASA Water: \$173.98 PQES Levy: \$148.25 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.