

**6B Broughton Avenue, Kurralta Park, SA 5037**

**GaryJSmith**

**Townhouse For Sale**

Monday, 8 January 2024

6B Broughton Avenue, Kurralta Park, SA 5037

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Chanelle Ais



Belinda Isaacs  
0432629575

**\$695,000 - \$745,000 Offers By 6/2 @ 12pm (USP)**

Offers By 6/2 @ 12pm (USP) Set back from the road with a northerly frontage, this tidy 2009-steel built townhouse will make a top investment or low-maintenance live-in central to city and sea. A spacious floorplan begins with a wide entry and desirable ground floor master bedroom, most generous in its proportions and complete with walk-in robe and ensuite bathroom. Large format tiles line a contemporary kitchen and dining area, overlooking a casual living space with sliding doors to the backyard. Light splash backs and bench tops complement rich dark cabinetry where home cooks will enjoy gas cooking, a double sink, dishwasher and island with breakfast bar. Upstairs, an additional two bedrooms include a great sized second bedroom both with wall-to-wall mirrored robes, separated by a main bathroom with inset bath, shower and generous vanity. Outside, a securely fenced and manicured yard is neat as can be, with a manageable irrigated lawn strip surrounded by paving and established hedges and greenery. We love:- Ceiling fans to all bedrooms + ducted reverse cycle air conditioning throughout - Ground floor powder room - Separate laundry - Auto roller door garage with internal & drive-through access. Currently leased at \$580 per week to excellent tenants until November 2024. A wonderful position with easy access to shops (Kurralta Park Shopping Centre), transport, schools, Adelaide Airport, CBD and the beach. All you could ask for in a townhouse! Specifications: CT / 6010/848 Council / City of West Torrens Built / 2009 Title / Community Council Rates / \$1,102.50 p/a approx. ESL / \$248.35 p/a approx. SA Water / \$153.70 p/q approx. Gary J Smith You're Home RLA 150557