

**9/187 Anzac Highway, Kurralta Park, SA 5037**



Real Estate

**Sold Townhouse**

Saturday, 17 February 2024

9/187 Anzac Highway, Kurralta Park, SA 5037

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Young Kim

0432583034

**\$640,000**

Innovative modern living... what bliss for young professionals, first home buyers, investors, downsizers and anyone who dreams of a sophisticated no-maintenance residence and an enviable lifestyle. Striking triple-storey architectural style is not all this chic c.2020 townhouse bestows upon its residents. With a firm footprint midway along a thriving city-to-sea destination, the easy proximity to the CBD, public transport, local shopping, vibrant café dining options and glorious Glenelg beach earns this townhouse a tick for every item on your location list. An intuitive layout delivers sassy spaces dedicated to work, rest and play, with comfort and convenience immersed throughout. At ground level the secure single garage hosts your laundry, internal home entry and bathroom facilities connected to a quiet home office, third bedroom or guest accommodation. Level one reveals fresh and fabulous open plan living. A top-shelf gourmet kitchen hosts stainless Fornelli appliances, stunning stone benchtops and a cosy breakfast bar, while the entire living zone soaks up natural light via a private, glass-fronted, balcony. Where better to enjoy your morning coffee in fresh air! Onwards and upwards towards the starry night sky, level two is your snoozy sleep sanctuary, home to two blissfully quiet and private bedrooms and a sparkling central bathroom. Delightful details:

- Tenanted until 22nd March 2024
- Coveted end townhouse at the rear of the group
- Two carpeted bedrooms featuring built-in robes
- Third bedroom features an ensuite and courtyard access
- Floating floors in the living area and third bedroom
- Single garage features an auto panel lift door
- Ducted reverse cycle air conditioning
- Ground floor split system a/c
- Shared outdoor entertaining deck
- Just 5kms approximately to the city and the beach
- Short walk to local bus stops and the Kurralta Park Shopping Centre
- 550m (approx.) to nearest tram stop

Make a great first impression turn into lasting memories with nest or invest options. Specifications: Year built: 2020 Council rate: \$275.6/quarter ESL: \$123.3/year SA water: \$79.5/quarter Strata: \$467.9/quarter Disclaimer: On behalf of Auta Real Estate, all information provided in this advertisement 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should view the property and seek independent advice to proceed. RLA 281476