

**9/41 Hurtle Square, Adelaide, SA 5000**



**Unit For Sale**

Wednesday, 12 June 2024

9/41 Hurtle Square, Adelaide, SA 5000

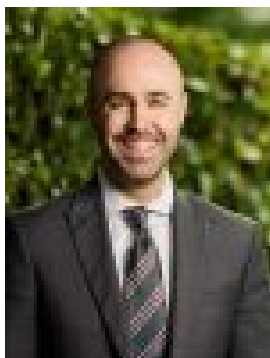
**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 126 m2**

**Type: Unit**



Nick Borrelli  
0861871302



Nik Ilic  
0421162383

## Best Offers By 10AM 25/06/24 (USP)

This large ground-floor apartment is a rare opportunity to own a piece of the quiet South West corner of the picturesque and peaceful Hurtle Square. Solidly built with double brick construction, this end unit on the ground level boasts exceptional insulation against summer heat and winter cold, minimising the need for heating or air conditioning and resulting in significantly lower energy bills compared to modern light construction multi-storey apartments. New owners will appreciate the comfort and energy efficiency of this home. The light and airy ambiance, along with the open-plan living spaces, ensures a comfortable, relaxed, and healthy lifestyle. Featuring two spacious bedrooms, both with built-in robes, the apartment provides ample storage space. The modern open-plan kitchen flows seamlessly into a large lounge area, complemented by a separate dining room that can easily be converted into a study or second living area. The kitchen features ample bench and storage space as well as a gas stove top and dishwasher. A Daikin reverse cycle air conditioner provides efficient heating and cooling. The bathroom amenities include a bath with a separate shower and a separate toilet. The apartment is fitted with energy-efficient LED lighting and high-speed fibre optic NBN internet (Fibre to the Building) ensures fast and reliable connectivity. With a generous 126m<sup>2</sup> overall property area, this apartment is significantly larger than other two-bedroom units. It features a secure undercover carport with remote control vehicle gates for added security. The front and back garden areas are rare for city living offering a beautiful outdoor space. The prime location is close to trams, Central Market, and an IGA supermarket, with Rundle Mall and all the city's major business and leisure hubs just a short walk away. This apartment is perfect for city professionals, first-home buyers, investors, or students looking for the best of both worlds—a vibrant city lifestyle with the tranquillity of a park on your doorstep. The award-winning restaurants, globally acclaimed street activations by Adelaide City Council, and the hustle and bustle of the city are balanced by the natural buffer of Hurtle Square and The Forest of Dreams.

**Features We Love:**

- 2 carpeted bedrooms with built-in robes
- Kitchen offers a gas stove top, dishwasher & glass splashback
- Upgraded bathroom with shower, bath & separate toilet
- Front courtyard and strata maintained rear garden
- Secure undercover carport (remote control vehicle gates)
- Daikin reverse cycle airconditioning
- High-speed fibre optic NBN internet (FTTB)
- Short walk to public transport
- City lifestyle on your doorstep

Opportunities to buy into this tightly held group are rare. Don't miss the chance to own this exceptional apartment in one of the best residential locations in the city.

**Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

**Property Details:** Council | ADELAIDE Zone | CC - Capital City \ CiF - City Frame House | 126sqm (Approx.) Built | 1986 Council Rates | \$1797 pa Strata | \$530 pq Water | \$616 pa ESL | \$118 pa