

**3/141 Anzac Highway, Kurralta Park, SA, 5037**

**Raine&Horne.**

**House For Sale**

Wednesday, 14 August 2024

3/141 Anzac Highway, Kurralta Park, SA, 5037

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Constantine Pappas  
0423047020

## **Brand new townhouse in desirable location - Stamp duty exemptions may be applied**

The completion is scheduled for August handover.

2 & 3 Bedrooms Available

### **Accommodation**

This brand-new, upscale townhouse features a spacious floor plan, two bathrooms, and two outdoor living areas, including an alfresco and an upstairs balcony. Enjoy high ceilings on all three levels and a secured garage. The designer kitchen, complete with a butler pantry, overlooks an open-plan lounge and dining area. It boasts stone benchtops, premium appliances (including a gas cooktop), ample cabinetry, and a dedicated fridge cavity. The sparkling bathrooms are equipped with large vanities featuring stone benchtops, semi-recessed basins, full-height ceiling wall tiles, and semi-frameless matte black shower screens. The two spacious bedrooms on the top floor include built-in wardrobes, with the master bedroom featuring an ensuite. An additional upstairs living area adds extra space and comfort.

### **Standout Features**

Samsung smart door lock

Custom joinery in bathrooms and laundry with smart-stone benchtops

LED downlights throughout

Matte black tapware and door handles

Premium appliances, including a dishwasher, oven, and gas cooktop

Built-in robes

Large windows to maximize sunlight

High ceilings on all levels

6-star eco-friendly design with full insulation properties

25-year structural guarantee

Automated roller door with secure parking

### **Lifestyle**

Kurralta Park is a city-fringe suburb, just 7 minutes from the city and 10 minutes from Glenelg Beach. The area is well-serviced with essential amenities, including shopping, schooling, and public transport. The Kurralta Central Shopping Centre is within walking distance, offering various shopping options. Public transport is easily accessible, with buses to the city and beach right at your doorstep on Anzac Highway.

Situated in the Adelaide High School zone, this location also provides 24/7 access to essential items with OntheRun just across the road.

Enjoy a convenient and luxurious lifestyle in this brand-new townhouse in Kurralta Park!

\*Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.