

37A Daly Street, Kurralta Park, SA 5037

Raine&Horne.

House For Sale

Wednesday, 10 July 2024

37A Daly Street, Kurralta Park, SA 5037

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 175 m2

Type: House



Constantine Pappas
0423047020



Soe Wang
0410411090

Auction on Sat 3rd August @ 2pm

Accommodation This modern and spacious 2018 built townhouse boasts 4 spacious bedrooms, a large open plan living area, 2 bathrooms, 3 toilets, stone benchtops in all wet areas and a double garage. You are situated in an excellent location just minutes from the Kurralta Central Shopping Centre and have a bus stop literally outside your door. You will appreciate the flowing open plan downstairs living area, which is awash in natural light and features stylish polished concrete flooring. The kitchen overlooks this area and features, an island bench, dishwasher, 4 gas cook top, plenty of cabinetry and storage space and stone bench tops. You also have a handy restroom on this level. The upstairs living quarters boast 4 spacious bedrooms. The Master bedroom features a walk in wardrobe and ensuite. Bedrooms 2 and 3 include built in wardrobes. The main bathroom features, floor to ceiling tiles, a frameless shower and bath tub. The central courtyard provides for plenty of sunlight and a great space to host a barbeque for family and friends. The property is currently tenanted for \$800 week up until the 14th Nov 2025 so presents as an excellent immediate investment opportunity!

Key Features-Reverse Cycle AC-Double garage with automatic roller doors-4 spacious bedrooms (Master has an ensuite and walk in wardrobe)-Stone bench tops in all wet areas-2 bathrooms and 3 toilets-Under stairwell storage-2.7metre ceilings on both levels-Community levy estimated at \$250 per quarter-Fixed term tenancy - \$800 per week until 14th Nov 2025

Lifestyle Kurralta Park is a highly desirable suburb: 5 minutes to the City, 10 minutes to Glenelg Beach and the Airport, and less than 15 minutes to all three Universities. Enjoyable weekend activities might include brunch at excellent cafes like the local Froth & Fodder on Mortimer Street, a 1 minute stroll to the Grassmere Reserve, or shopping at the Kurralta Central Shopping Centre. Public transport is also easily accessible from Daly Street, Tennyson St & Anzac Highway. The Vendor's Statement (Form 1) will be available for perusal by members of the public at the office of the agent at Raine & Horne Unley, 4/215-217 Unley Road, Malvern for at least 3 consecutive business days immediately preceding the auction and at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction.

*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 Form 1.