

2/25 Warwick Ave, Kurralta Park, SA, 5037



Unit For Sale

Monday, 28 October 2024

2/25 Warwick Ave, Kurralta Park, SA, 5037

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Adam Keane
0421225630

Charming Low-Maintenance Unit in a Prime Location

This charming unit in Kurralta Park offers a low-maintenance lifestyle in a highly convenient location. Featuring an open-plan living and dining area, it boasts timber floors and split system air conditioning, providing comfort and a welcoming atmosphere.

The modern kitchen features sleek white cabinetry, electric cooktop, and ample storage, making meal preparation a breeze.

Both bedrooms include built-in robes and large windows for natural light, while the well-appointed bathroom offers both a separate bath and shower. A private courtyard provides an outdoor space perfect for relaxing or entertaining, and the carport with an automatic roller door ensures secure parking.

Located minutes from Glenelg Beach and the bustling Jetty Road precinct, you'll enjoy easy access to a wide range of shopping, dining, and entertainment options. The nearby tramline offers direct access to the CBD, making city commutes convenient. For shopping, Kurralta Central and Westfield Marion are close by, while quality schools such as Immanuel College and Sacred Heart College, as well as Weigall Oval Reserve, add to the appeal of this well-placed unit.

What we love:

- Open-plan living/dining with timber floors and air conditioning
- Modern kitchen with electric cooktop and ample storage
- Two bedrooms with built-in robes
- Bathroom with separate bath and shower
- Private courtyard, perfect for outdoor entertaining
- Secure carport with automatic roller door
- Close to Glenelg Beach, Jetty Road, and the CBD tramline
- Convenient to Kurralta Central and Westfield Marion shopping
- Nearby Weigall Oval Reserve and quality schools
- Currently tenanted at \$405 per week until March 2025

Auction: Monday, 18th of November at 6:00pm In-Room at 734 Anzac Highway, Glenelg

Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver.

PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 742 Anzac Highway, Glenelg, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.