

9 Karrayarta Drive, Glenside

## Near New Torrens Title Town Home in Sensational Location




Less than six years young, this tri-level Torrens Title town home sits quietly in the evolving Cedarwoods development - surrounded by lush greenery and park life. It's modern, it's light-filled, and it's built with quality from top to bottom. Whether you're an investor or planning to move in yourself, you'll love what's on offer here.

The master suite is on the ground level, overlooking the front garden, with a walk-in robe and ensuite. Head upstairs and the home opens right up - six metres wide of open living, with plenty of natural light streaming through. The east-facing lounge has enough room to include dining, while the meals area off the kitchen adds flexibility. Balconies on both ends of this level bring in the outdoors and give the home a real sense of space.

The kitchen is a standout - white two-pack cabinetry with light timber accents, stone benchtops, premium Smeg appliances, gas cooking, integrated dishwasher and room for a double fridge. It's all about easy living and effortless entertaining, whether you're around the breakfast bar or making use of the casual meals area.

Upstairs, bedrooms two and three are separated by a main bathroom

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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### FOR SALE

Sold by Nick Ploubidis LJHooker Kensington|Unley

### AGENTS

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### AGENCY

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with full-size bath. Skylights and floor-to-ceiling glass flood this level with natural light. The high ceilings throughout the home add to that spacious, open feel.

Parking is secure and practical - a lock-up garage with extra storage plus a tandem space behind the electronic gate, all accessed from the rear.

Frewville Shopping Centre is virtually next door, Burnside Village and the CBD are minutes away, and the zoning for Linden Park Primary and Glenunga International is a huge bonus. Currently leased until May 2026 with a healthy income - a smart, stylish investment or future home in one of Adelaide's best spots.

(\$1,195,000)

CT: Volume 6231 Folio 648

Council: Burnside

Council Rates: \$1,970.30 per annum (approx.)

Water Rates: \$248.24 per quarter (approx.)

Year Built: 2019 (approx.)

To make an offer copy and paste the link into your browser:

<https://prop.ps/l/WWzOilimG5Rk>

## MORE DETAILS

Property ID	61HCFDJ
Property Type	Townhouse
House Size	213 m2
Including	Ensuite Air Conditioning Courtyard Balcony Dishwasher Outdoor Entertaining Built-in-Robes

### Nick Ploubidis 0423 840 514

Principal | Auctioneer | [nploubidis@ljkensingtonunley.com.au](mailto:nploubidis@ljkensingtonunley.com.au)

### Sunny Thakkar 0420 635 055

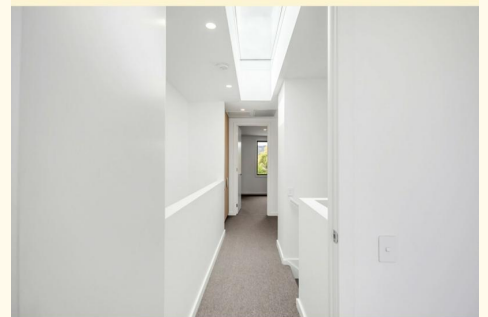
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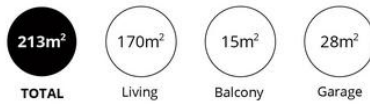




**GROUND FLOOR**

**FIRST FLOOR**

**SECOND FLOOR**



Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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