



14D Daly Street, Kurralta Park

## Modern Townhouse in Premier School Zone

Best Offers By Tuesday 24th February @ 3pm

Positioned in one of the area's most sought-after school catchments, this stylish townhouse delivers effortless, low-maintenance living in a superbly connected location. Just minutes to the CBD, Adelaide's coastline and vibrant local cafés, it's a lifestyle address that truly ticks every box.

The ground floor forms the heart of the home, where open-plan living and dining seamlessly connect to a spacious, well-appointed kitchen. Generous bench space, quality appliances and abundant storage make everyday living and entertaining easy, while large windows invite natural light and overlook the private backyard. A full laundry with guest WC adds practical convenience.

Upstairs, plush carpeting leads to a handy study nook and a private balcony, perfect for entertaining or a quiet morning coffee. Two generously proportioned bedrooms located upstairs, master with a walk-in wardrobe, and the second bedroom includes a built-in wardrobe. A central bathroom services the upstairs, and includes ample storage.

2 1 1

**FOR SALE**  
\$810,000

### AGENTS

Thanasi Mantopoulos  
0421 188 498  
thanasi@ljhooker.me

Dragan Pancic  
0421 977 361  
dragan@ljhooker.me

### AGENCY

LJ Hooker Mile End | Woodville  
(08) 8352 7111

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.

LJ Hooker

Outside, the courtyard offers a tranquil retreat, complete with a servery from the kitchen window, perfect for casual dining. Off-street parking is available with a secure garage.

Walk to Kurralta Central for shopping, cafés and essentials. Public transport is nearby for an easy city commute, while Weigall Oval, with playground, tennis courts, BBQ facilities and a city-to-coast bike trail is just moments away.

Zoned for the highly regarded Adelaide High School and Adelaide Botanic High School, and close to Plympton and Black Forest Primary Schools, this is an outstanding opportunity for families, professionals or investors alike.

#### Key Features

- Open-plan living and dining
- Spacious kitchen with quality appliances and ample storage
- Ground-floor laundry with guest WC
- Study nook upstairs with balcony access
- Two generous bedrooms, master with a walk in wardrobe
- Central bathroom with ample storage
- Tranquil rear courtyard, with kitchen servery window
- Secure single garage
- Zoned for Adelaide High & Adelaide Botanic High Schools
- Low maintenance. High convenience. Premium school zoning

#### Specifications

Title: Community Title

Year built: 2022

Council: City of West Torrens

Council rates: \$1,244.95pa (approx)

ESL: \$130.85pa (approx)

SA Water & Sewer supply: \$176.30pq (approx)

Community Fee: \$246.70pq (approx)

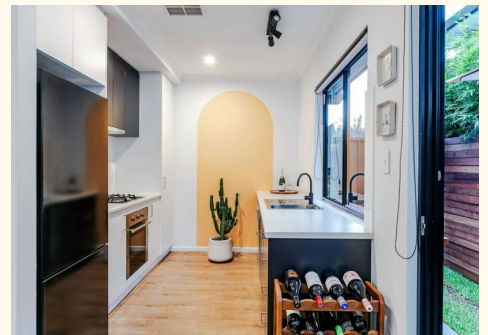
All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629

## MORE DETAILS

Property ID Y7GHDM  
Property Type Townhouse  
Including Air Conditioning  
Close to Schools  
Close to Shops  
Close to Transport  
Window Treatments

**Thanasi Mantopoulos 0421 188 498**  
Sales Executive | [thanasi@ljhooker.me](mailto:thanasi@ljhooker.me)  
**Dragan Pancic 0421 977 361**  
Sales Executive | [dragan@ljhooker.me](mailto:dragan@ljhooker.me)

**LJ Hooker Mile End | Woodville (08) 8352 7111**  
206A Henley Beach Road, TORRENSVILLE SA 5031  
[mileendwoodville.ljhooker.com.au](http://mileendwoodville.ljhooker.com.au) | [admin@ljhookermileend.com.au](mailto:admin@ljhookermileend.com.au)



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.