

37/133 Anzac Highway, Kurralta Park

## Sought After Unit in a Highly Desirable Location

Best Offers By Tuesday 9th September @ 3pm

Don't miss the opportunity to secure this well-located unit —ideal for first home buyers, first time investors or a valuable addition to an established portfolio. Situated within the highly regarded Adelaide High and Adelaide Botanic High School zones.

Inside, the unit offers a practical kitchen with generous bench and cupboard space, along with an electric cooktop and oven. The open-plan living and dining area flows effortlessly from the kitchen, providing a comfortable setting for everyday living or entertaining. Both bedrooms are fitted with built-in robes, while the central bathroom includes a bathtub for added convenience

The location is unbeatable - less than 10 minutes from the CBD with public transport practically at your doorstep. Kurralta Park Shopping Centre, featuring Coles, cafes, and everyday essentials, is just a short walk away. You'll also be close to Royal Adelaide Hospital, Ashford Hospital, and several university campuses. Zoned for both Adelaide High and Adelaide Botanic High Schools, this property perfectly suits professionals, students, and families alike.

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**  
Contact Agent

### AGENTS

Thanasi Mantopoulos  
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Dragan Pancic  
0421 977 361  
dragan@ljhooker.me

### AGENCY

LJ Hooker Mile End | Woodville  
(08) 8352 7111

 **LJ Hooker**

Property is currently tenanted.

### Key Features

- Kitchen with ample storage and electric cooking
- Living and meals area adjacent
- Split system air conditioning
- Two bedrooms with built-in wardrobes
- Central bathroom
- One allocated parking space
- Communal laundry facilities
- Zoned for Adelaide High and Adelaide Botanic High Schools

### Specifications

Title: Strata Title

Year built: c1968

Council: City of West Torrens

Council rates: \$1,224.80pa (approx)

ESL: \$89.05pa (approx)

SA Water & Sewer supply: \$176.30pq (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	MW1HDM
Property Type	Unit
Including	Air Conditioning Built-in-Robes 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)

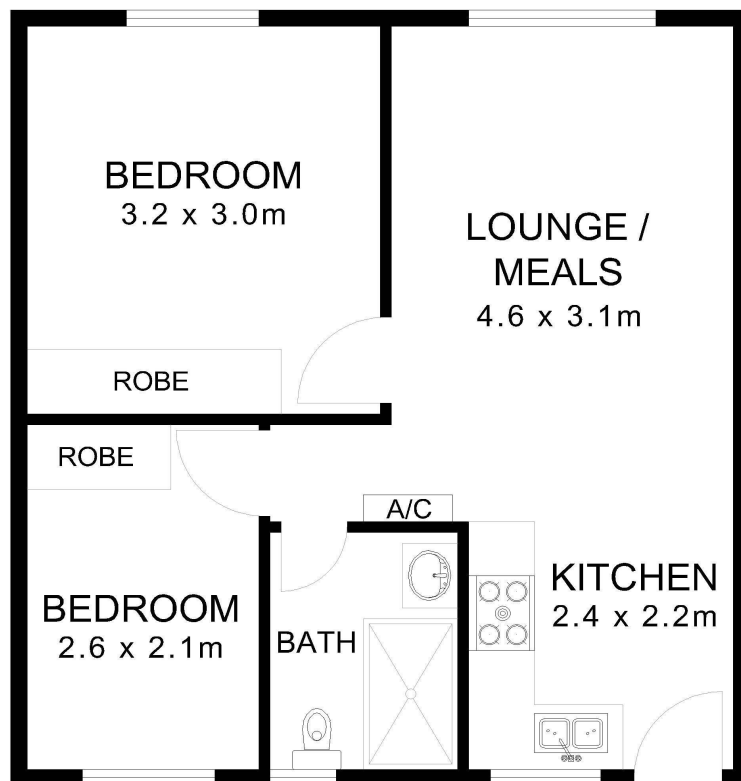
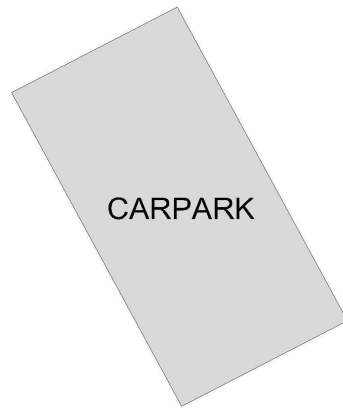
**LJ Hooker Mile End | Woodville (08) 8352 7111**

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*\*NOT IN POSITION*



Approx Gross

Total = 44m<sup>2</sup>

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For illustrative purposes only. All measurements are approximate.

Andrew Waters Photography