

4/133 Anzac Highway, Kurralta Park

## Ground Floor Unit in Desirable Location

Best Offers By Wednesday 30th July @ 12pm

Act fast to secure this well-positioned ground floor property - perfect for first-time investors or an addition to an expanding portfolio. Positioned within the sought after Adelaide High and Adelaide Botanic High School zones.

This ground floor unit features a functional kitchen with ample bench and cupboard space, plus an electric cooktop and oven. The open-plan living and dining area flows seamlessly from the kitchen, creating a comfortable space to relax or entertain. Both bedrooms include a built-in robes, while the central bathroom comes complete with a bathtub.

The location simply couldn't be better - just under 10 minutes to the CBD, with public transport almost at your doorstep. You'll be within walking distance to Kurralta Park Shopping Centre, offering Coles, cafes, and everyday conveniences. With Royal Adelaide Hospital, Ashford Hospital, and several university campuses nearby, plus zoning for Adelaide High and Adelaide Botanic High School Zones, this property is ideal for professionals, students and families.

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**FOR SALE**  
\$400,000

### AGENTS

Thanasi Mantopoulos  
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Dragan Pancic  
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### 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**

## Key Features

- Convenient ground floor location
- Kitchen with plenty of bench and storage space
- Open plan living and meals area
- Both bedrooms feature a built-in wardrobes
- Central bathroom with a bathtub
- 1 allocated parking space
- 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	MVXHDM
Property Type	Unit
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)

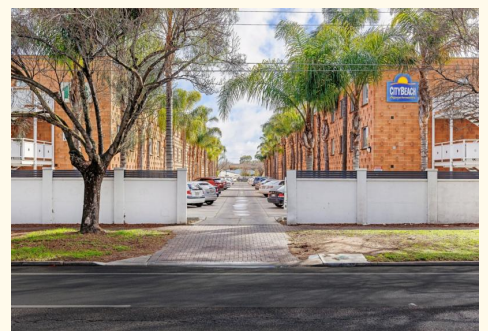
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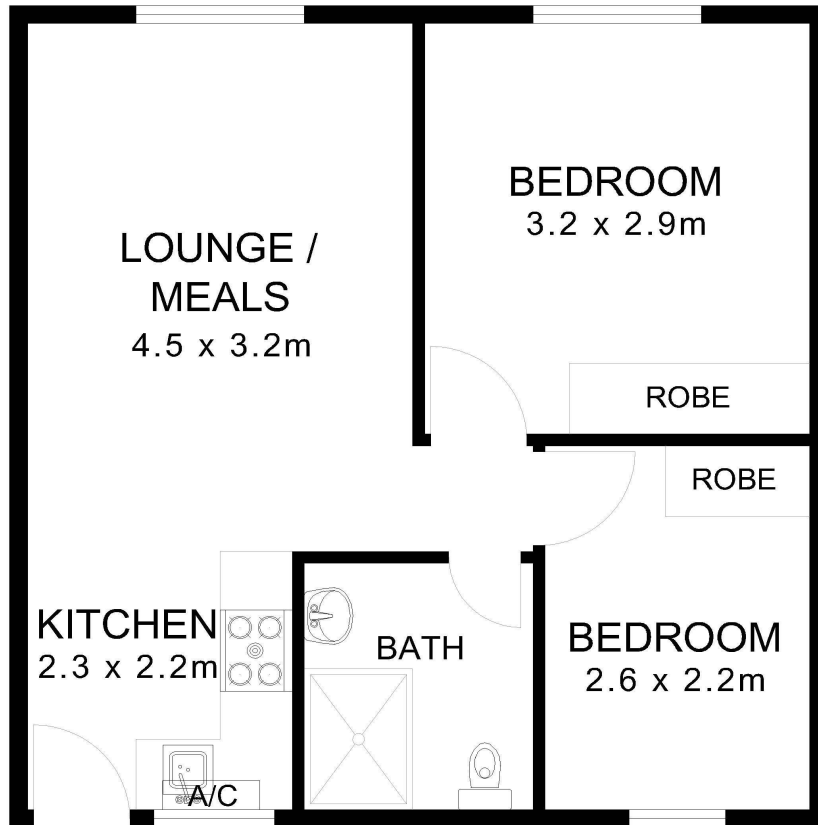
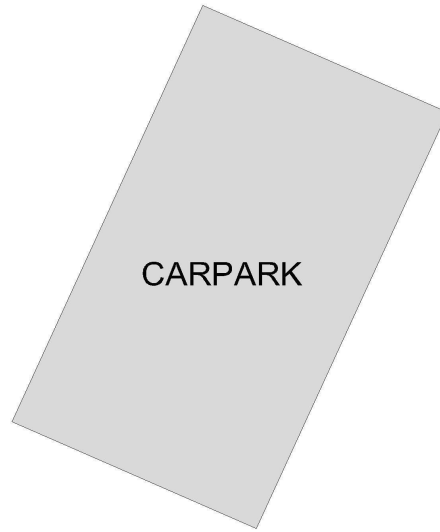
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**LJ Hooker Mile End | Woodville (08) 8352 7111**

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Approx Gross

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

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For illustrative purposes only. All measurements are approximate.

Andrew Waters Photography