

## Kurralta Park, 6/151 Anzac Highway

Ground floor unit in desirable location



Best Offers By Tuesday 8th April @ 3pm

Nestled between the city and the sea, this unit provides a low-maintenance lifestyle, making it an excellent choice for first-home buyers, investors, or downsizers.

Inside, you'll find a well-maintained space featuring a generous lounge, an eat-in kitchen with plenty of bench and cupboard space, a central bathroom with integrated laundry facilities, and two well-sized bedrooms-one with built-in storage, and the master also includes a ceiling fan.

Enjoy the convenience of this prime location. Walk to Kurralta Central for your weekly shopping or a morning coffee before work. With public transport just moments away, commuting is a breeze. Plus, Weigall Oval is within easy reach, offering tennis courts, a playground, and scenic bike paths. Located within the highly desirable catchment zones for



**Disclaimer:** 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.

**For Sale**  
Contact Agent

**View**  
[ljhooker.com.au/XGEHDM](http://ljhooker.com.au/XGEHDM)

**Contact**  
**Thanasi Mantopoulos**  
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**Justin Peters**  
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**LJ Hooker Mile End | Woodville**  
**(08) 8352 7111**

Adelaide High School and Adelaide Botanic High School.

## Key Features

- Spacious lounge room
- Eat in kitchen with ample storage and a gas cooktop
- Two bedrooms, one with built-in storage
- Ceiling fan to master bedroom
- Bathroom includes laundry facilities
- Allocated carport for off-street parking
- Floating floorboards to main living areas, carpet to bedrooms
- Ground floor unit
- Majority of furniture can be included with the property or removed

## Specifications

Title: Strata Title

Year built: c1963

Council: City of West Torrens

Council rates: \$1,149.95pa (approx)

ESL: \$92.70pa (approx)

SA Water & Sewer supply: \$165.55pq (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 About this Property

<b>Property ID</b>	XGEHDM
<b>Property Type</b>	Unit
<b>Including</b>	Close to Schools Close to Shops Close to Transport

**Thanasi Mantopoulos 0421 188 498**

Sales Executive | thanasi@ljhooker.me

**Justin Peters 0423 341 797**

Principal | justin@ljhooker.me

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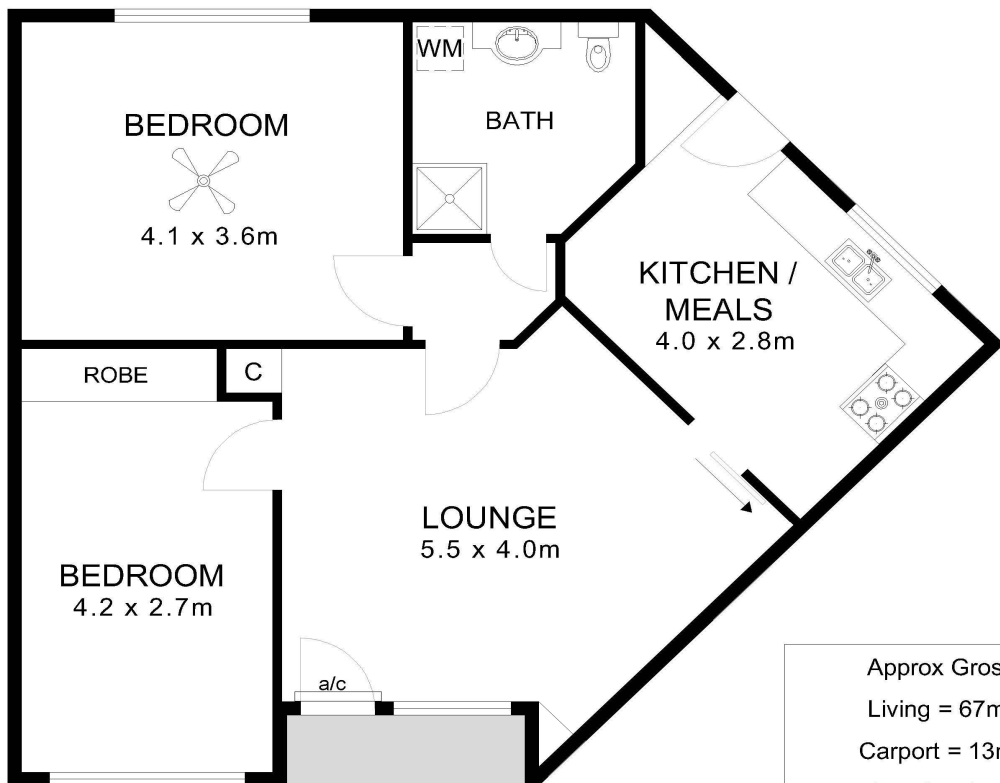
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Approx Gross
Living = 67m <sup>2</sup>
Carport = 13m <sup>2</sup>
Porch = 2m <sup>2</sup>
Total = 82m <sup>2</sup>

## 6/151 Anzac Highway Kurralta Park

For illustrative purposes only. All measurements are approximate.  
Andrew Waters Photography