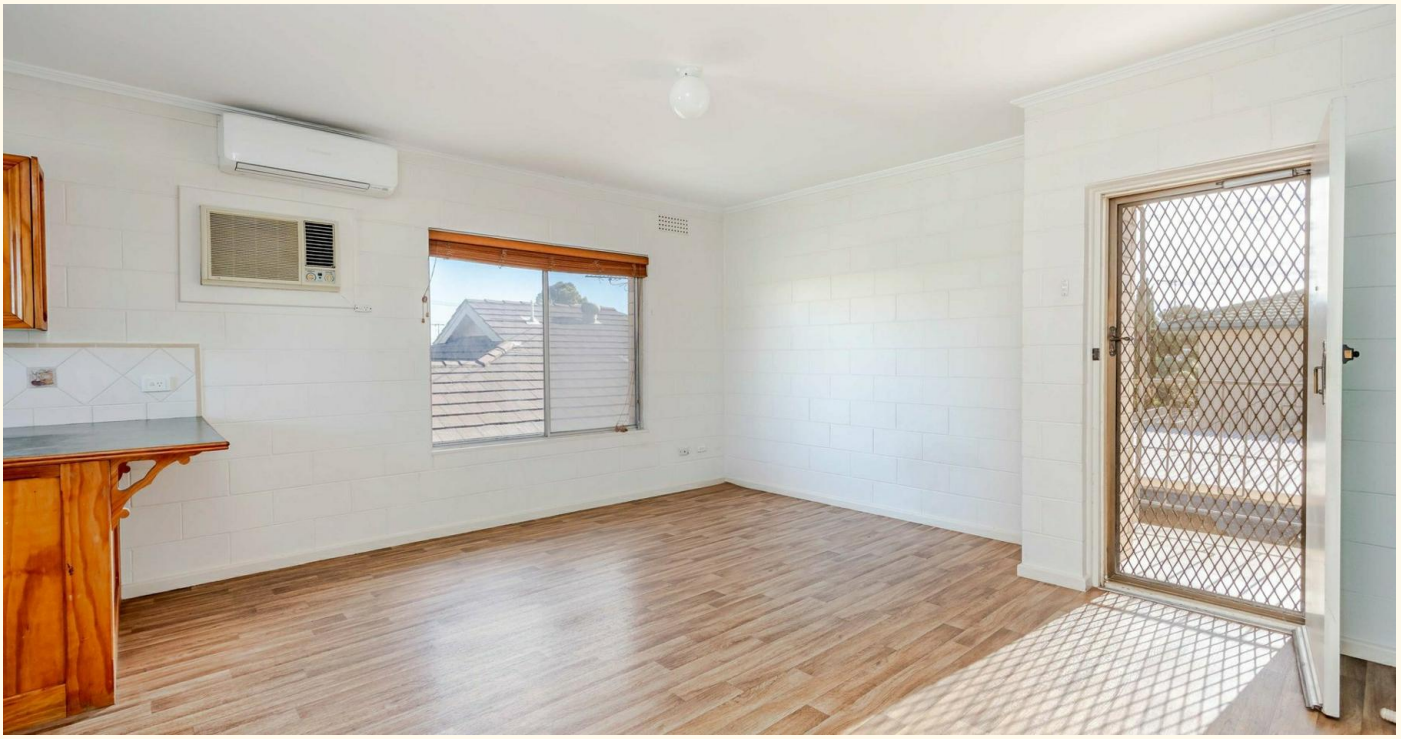








8/24 Broughton Avenue, Kurralta Park

Low-Maintenance Living in a Prime Locale

Perfectly positioned in the sought-after locale of Kurralta Park, this neatly presented upstairs unit offers an outstanding opportunity to secure a comfortable, low-maintenance property in one of Adelaide's most convenient city-fringe locations. Combining practicality, affordability, and lifestyle appeal, this residence is ideally suited to first home buyers, downsizers, or investors looking for a well-positioned property.

Situated on the upper level, the unit offers a functional and thoughtfully arranged floorplan, providing comfortable everyday living in a welcoming setting. Presented in neat and tidy original condition, the residence has been well cared for over time, offering an inviting space to enjoy as is, with the flexibility to introduce your own personal touches in the future.

The living area provides a comfortable setting to relax and unwind, while the adjoining kitchen offers a practical layout with the essentials for everyday meal preparation. The unit's simple and functional design ensures ease of living while maintaining a sense of warmth throughout.

2 1 1

FOR SALE
Contact Agent

VIEW
Sat 21st Nov @ 11:10AM - 11:30AM

AGENTS

Brandon O'Connell
0433 102 455
brandonoc@ljhookerwestlakes.com.au

Justin Peters
0423 341 797
justin@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.

Accommodation comprises two well-proportioned bedrooms, both offering comfortable living and serviced by a centrally located bathroom. The practical layout makes excellent use of the available space, providing convenience and functionality for a variety of lifestyles.

Adding further appeal is an allocated carport, providing convenient off-street parking, while the low-maintenance nature of the property allows you to spend more time enjoying the lifestyle and less time on upkeep.

Ideally located just moments from Kurralta Central Shopping Centre, local cafés, quality schools, public transport, and everyday amenities, the property also enjoys easy access to the Adelaide CBD, Adelaide Airport, and Adelaide's beautiful western beaches. Positioned within the sought-after Adelaide High & Botanic High School zone, the property offers an additional advantage for families and investors alike.

Whether you're looking to enter the property market, downsize into something more manageable, or secure a quality investment in a desirable location, this is an opportunity not to be missed.

Key Features:

- Neatly presented upstairs unit
- Two well-proportioned bedrooms
- Centrally located bathroom
- Comfortable living area
- Functional kitchen
- Neat and tidy original condition throughout
- Allocated carport for convenient off-street parking
- Practical and easy-care floorplan
- Low-maintenance lifestyle
- Opportunity to personalise over time
- Zoned for Adelaide High & Botanic High School
- Ideal for first home buyers, downsizers, and investors
- " Highly sought-after Kurralta Park location
- " Close to Kurralta Central Shopping Centre, local cafés, schools, and public transport
- Easy access to Adelaide CBD, Adelaide Airport, and western beaches

Specifications

Title: Strata Title
Year built: 1970
Council: City of West Torrens
Council rates: $1,281pa (approx)
ESL: $102.45pa (approx)
SA Water & Sewer supply: $191.85pq (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

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MORE DETAILS

Property ID	YT5HDM
Property Type	Unit
Including	Air Conditioning Built-in-Robes Carpeted Close to Schools Close to Shops Close to Transport











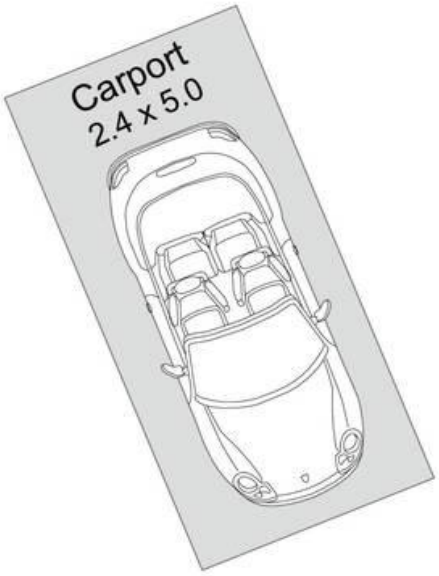
Brandon O'Connell 0433 102 455
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Principal | justin@ljhooker.me

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Area (Estimate only)	
Living	58.0 m2
Carport	12.0 m2
Total	**70.0 m2**

For illustrative purposes only.
All measurements are approximate

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