



80/133 Anzac Highway, Kurralta Park

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## Tidy, Top-Floor Gem in Sought-After School Zones

**FOR SALE**  
Contact Agent

Best Offers By Tuesday 25th November @ 3pm

### AGENTS

Whether you're entering the property market or growing your investment portfolio, this top-floor unit is a standout choice. Nestled within the highly regarded Adelaide High and Adelaide Botanic High School zones, it offers effortless access to the city and coast, combining lifestyle, location, and long-term potential.

Thanasi Mantopoulos  
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Dragan Pancic  
0421 977 361  
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This well-presented unit features a modern kitchen with ample bench and cupboard space, seamlessly flowing into a bright, open-plan living and meals area—an ideal setting for entertaining or relaxing with family and friends.

### AGENCY

LJ Hooker Mile End | Woodville  
(08) 8352 7111

Both bedrooms are fitted with built-in wardrobes, while the central bathroom includes convenient laundry facilities. Downstairs, residents benefit from one allocated car park, as well as additional coin-operated laundry facilities.

Set in a highly desirable location, the property is less than 10 minutes from the CBD, with public transport virtually at your doorstep. Kurralta Park Shopping Centre, with Coles, cafes and everyday essentials is

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 **LJ Hooker**

only a short stroll 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 is perfectly suited to professionals, students, and families alike.

### Key Features

- Being Offered Fully Furnished
- Modern kitchen with ample storage
- Open and bright living and meals area
- Two bedrooms with wardrobes fitted
- Central bathroom with laundry facilities
- Split system air conditioner
- One allocated carpark
- 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	Y1MHDM
Property Type	Unit
Including	Air Conditioning
	Close to Schools
	Close to Shops
	Close to Transport

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