

17 Gurr Street, Prospect

## Sleek and Stylish Townhouse- NO STRATA FEES!

This modern townhouse offers a perfect blend of style, functionality, and low-maintenance living, spread across three spacious levels. Designed for easy living, the property provides versatile spaces suitable for a range of lifestyles, whether you're a first-time buyer, downsizer, or investor. With its contemporary design and thoughtful layout, this home delivers both privacy and convenience, making it an ideal choice for those seeking a low-maintenance property in a sought-after location.

### Property Features:

- High ceilings and LED downlights on each level
- Two bedrooms with built-in robes and private ensuites
- Separate powder room and toilet
- Split System air conditioning to each room
- Additional study or third bedroom to ground floor
- Open-plan kitchen with stainless steel appliances, oven, gas cooktop, double sink, dishwasher and ample cupboard space
- Private balcony access from main living area
- Under-stair storage for added convenience
- Private rear courtyard
- Laundry with built-in cupboards, benchtop, and trough

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.

3  2  2 

**FOR SALE**  
SOLD - AUCTION

### AGENTS

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Donna Farquhar  
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### AGENCY

LJ Hooker West Lakes | Henley Beach  
(08) 8347 3666

 **LJ Hooker**

- conveniently located in the garage
- Single automatic garage with internal access

Living in Prospect offers a fantastic lifestyle with everything you need close by. Families will appreciate the local Prospect Primary School and Adelaide High School, while Cafe de Vino, The Prospect Farmers Market, and Cafe Papparazzi provide great spots to relax. Shopping is easy with Prospect Village Shopping Centre and Northpark Shopping Centre nearby. Enjoy outdoor spaces like Prospect Park and Kensington Gardens Reserve, and with public transport options including bus stops on Prospect Road and the Prospect train station, you'll be in the CBD in just 10 minutes.

For more information, please contact Josie Auricchio on 0419 269 503 or Donna Farquhar on 0461 363 915.

**Disclaimer:**

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchaser's discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322

**MORE DETAILS**

Property ID	505RFE8
Property Type	Townhouse
House Size	143 m2
Including	Study Air Conditioning Toilets (3) Balcony Dishwasher Built-in-Robes Remote Garage

**Rosemary Auricchio 0418 656 386**

Sales Partner | [rosemarya@ljhookerwestlakes.com.au](mailto:rosemarya@ljhookerwestlakes.com.au)

**Donna Farquhar 0461 363 915**

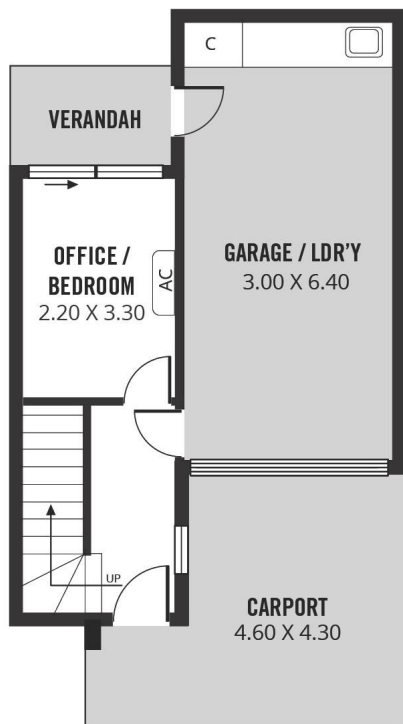
Property Specialist | [donna@ljhookerwestlakes.com.au](mailto:donna@ljhookerwestlakes.com.au)

**LJ Hooker West Lakes | Henley Beach (08) 8347 3666**

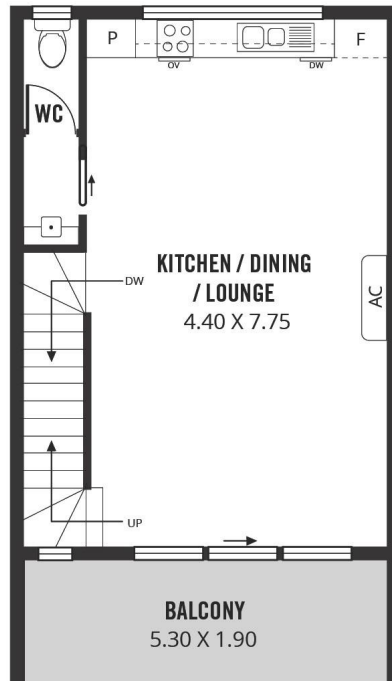
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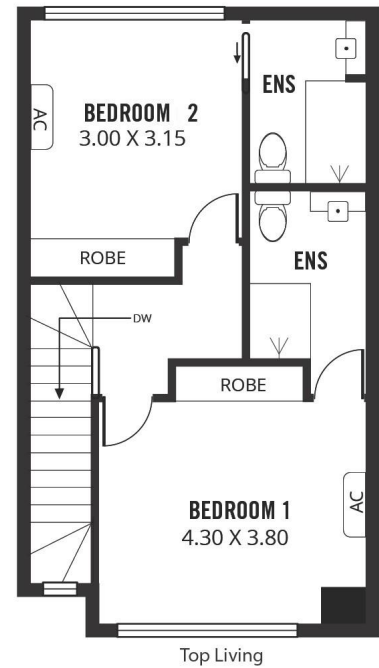




Lower Living



Upper Living



Top Living

Approx Gross	
Living	110.75m <sup>2</sup>
Garage	19.32m <sup>2</sup>
Balcony	9.58m <sup>2</sup>
Verandah	3.45m <sup>2</sup>
<b>Total</b>	<b>143.10m<sup>2</sup></b>

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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

