

11/137 Anzac Hwy, Kurralta Park, SA, 5037



Apartment For Sale

Wednesday, 20 November 2024

11/137 Anzac Hwy, Kurralta Park, SA, 5037

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment

Great Investment Opportunity

Set on the ground floor of a well maintained group, this well presented two bedroom unit is ideally located in popular Kurralta Park, with access via Selby Street. Within easy walking distance of local shops, cafés and other lifestyle amenities as well as offering fantastic transport links right on the doorstep.

Well-appointed kitchen featuring freestanding oven with gas cooktop and plenty of cupboard space. With timber floors throughout, the living and dining area makes the most of the abundance of natural light through the large, picturesque window and enjoys a leafy outlook, year round comfort with reverse cycle air-conditioning.

Spacious main bedroom with outlook to rear courtyard and built-in wardrobe, second bedroom with built-in robe both serviced by the modern bathroom offering a separate shower, full sized bath, vanity and the convenience of an integrated laundry.

Stunning front courtyard for entertaining and under cover off street parking for one vehicle.

Currently tenanted to excellent tenant until August 2025 for \$460 per week, this property offers a wonderful investment opportunity.

Key features include:

- Private courtyard entertaining area
- Open plan living & dining area
- Well-appointed kitchen with gas cooking
- Two bedrooms both with built-in robes
- Modern bathroom with integrated laundry
- Reverse cycle air conditioning
- Dedicated parking space
- Public transport right on your doorstep

Specifications:-

CT / Volume 5534 Folio 638

Council / West Torrens

Zoning / Urban Corridor

Built / 1969

Internal / 68 m2 (approx.)

Council Rates / \$ 288.60 pq (approx.)

ES Levy / \$ 102.10 pa (approx.)

SA Water / \$ 165.55 pq (approx.)

Strata Fees / \$ 596.25 pq (approx.)