

4/38 Mortimer St, Kurralta Park, SA, 5037



Townhouse For Sale

Wednesday, 13 November 2024

4/38 Mortimer St, Kurralta Park, SA, 5037

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: Townhouse

Stylish Urban Retreat In Prime Inner-City Location

Solid in stature, this centrally located two-story townhouse offers everything you could need! The recently updated kitchen boasts sleek finishes and includes a dishwasher, laminate countertops and matte-finish tapware. An equally updated, standalone laundry adds convenience to your daily routine. At the front of the home is an open living space with a decorative exposed brick wall. Upstairs, the main bedroom provides a private retreat with a walk-in robe, balcony, and access to a Jack and Jill bathroom with a bath. Bedrooms two and three each come with built-in robes, perfect for easy storage. Designed for relaxed living, the backyard features a paved entertaining area with a pergola, perfect for outdoor gatherings, along with a serene fish pond, shed, and water tank. The front yard remains low-maintenance with plenty of greenery, offering great privacy. Only a 5-minute walk to Kurralta Central Shopping Centre, this home is situated equidistant between city and the sea, and has easy access to public transport.

- North/South facing orientation capturing beautiful natural light throughout
- Recently updated kitchen with new appliances, 2-pack cabinetry & plenty of storage
- The lounge room features unique industrial-style shelving, adding character and flair to the space
- Lounge and bedrooms showcase exposed brick walls, enhancing the industrial aesthetic throughout
- Master bedroom with a walk-in robe and private balcony + Jack and Jill bathroom with a bath
- Bedrooms 2 and 3 are equipped with built-in robes, ensuring organised storage
- Downstairs convenience with a second toilet and renovated laundry
- Paved backyard with entertaining area under a pergola, ideal for hosting gatherings year-round
- Calming fish pond, shed, and water tank in the backyard, creating a peaceful, practical outdoor space
- Low-maintenance grassy front yard, adding greenery without the upkeep
- Easy access to public transport to/from cbd & beach
- Close to Kurralta Park Central, Harbour Town and Westfield Marion shopping precincts
- Equidistant between the Adelaide CBD and the beach; ideal to get around

Other Information:

Title: Strata Title

Council: City of West Torrens

Zoning: Urban Corridor (Boulevard)

Build: c1991

Build Area: 150m²

Council rates: \$1,162.35 per annum

SA Water: \$165.55 per quarter

Emergency Services Levy: \$118.05 per annum

Strata Manager: Horner Management

Strata Rates: \$315.15 per quarter

Rental Assessment: \$620 per week

All information has been obtained from sources deemed to be accurate, however, it cannot be guaranteed and neither the agent, agency or vendor accepts any liability for errors, omissions or oversights. Any reference to rates/outgoings, school zoning, planning consent, land/building sizes, build year, and solar panels are all approximate. It is recommended any interested parties conduct their own due diligence. If this property is being offered via public auction, the Form 1 (vendors statement) will be on display 3 business days prior to the auction, and for 30 minutes preceding the auction at the place of auction. RLA325330.