

6B Avon Street, Kurralta Park, SA, 5037

**NOAKES
NICKOLAS**

Townhouse For Sale

Wednesday, 20 November 2024

6B Avon Street, Kurralta Park, SA, 5037

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Darcy Harcourt
0435756245

A Private & Secure Contemporary Townhouse.

Best Offers By 9/12 at 10am - Unless Sold Prior

Occupying prominent positioning between the CBD and seaside, this contemporary-chic townhouse represents the epitome of easy-care modern living, while granting effortless tramline and Kurralta Central access.

Prime rear positioning and an on-trend, multi-faceted façade of cladding, brick and render already impart an impressive first impression, sitting alongside two coveted undercover carparks in the form of a carport and secure garage with internal access.

Filled with light, the lower level is dedicated to open plan living and outdoor entertaining seamlessly connecting via a stone-topped kitchen so your guest list doesn't have to be restricted.

Keeping all three bedrooms privately contained to the quiet upper level, a cosy night's rest is promised upon plush carpets - positioning the master with fully tiled ensuite to the front, and two extra bedrooms with a matching main bathroom right behind.

Just 24-months old but presenting as practically brand new, bypass the extensive build process and move straight into your contemporary city-to-coast sanctuary in Kurralta Park.

Features

- ☑ Prime rear position of just two townhouses, sharing no party walls
- ☑ Undercover carport & secure garage with app-controlled roller door
- ☑ Premium Smeg kitchen appliances & water purifier
- ☑ Freshly installed outdoor deck & motorised, retractable awning
- ☑ Walk-in robe to master, built-ins to bedrooms 2 & 3
- ☑ Fully tiled ensuite & main bathroom
- ☑ Downstairs laundry & additional WC
- ☑ Daikin ducted R/C air conditioning
- ☑ Irrigated rear gardens
- ☑ Smart door lock, camera & alarm system

Lifestyle

- ☑ Footsteps from bus stop, tramline, Kurralta Central & Ashford Hospital
- ☑ Short walk from outdoor recreation at Weigall Oval & West Torrens Dog Park
- ☑ Zoned for popular Adelaide & Adelaide Botanic High Schools
- ☑ Proximity to Richmond Primary, Plympton International College, Immanuel & Emmaus Christian College
- ☑ Just 3km from the CBD, 5km to Adelaide Airport & 6km from Glenelg

Rates

Council \$1329PA
SA Water \$180PQ
ES Levy \$147PA
City of West Torrens
Community Title
Year Built 2022

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