

1/14 Kenneth Street, Findon, SA 5023

**NOAKES
NICKOLAS**

House For Sale

Wednesday, 22 November 2023

1/14 Kenneth Street, Findon, SA 5023

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 117 m2

Type: House



Michael Balawejder
0881663989

\$550K - \$575K

Best Offers By Monday 11th of December at 12pm (Unless Sold Prior). Completed in 2016 by Rivergum Homes, this two bedroom, two living room residence offers comfortable modern living close to the coast and the city alike in Findon. Set amongst likeminded homes, a stylish hebel and black brick façade overlooks the community green. Entering the central hall, pass a laundry and a powder room to your left. At the end of the hall, the open plan living expands over timber look floors. A modern kitchen includes a gas cooktop, Smeg electric oven and stainless steel rangehood and dishwasher, with a large pantry and seamless connectivity to the dining and lounge. Enjoy wonderful morning light via east-facing sliding glass doors, while outdoors, a private paved patio offers low maintenance Alfresco living. Climb the stairs to emerge in the carpeted retreat of the first floor, creating great flexibility for entertaining and relaxing. Two carpeted double bedrooms are fitted with built-in robes, while a light and bright bathroom includes a family-friendly bath, well-sized shower, and a separate toilet. Polished and well placed, this contemporary Findon home is ideal for anyone seeking a low maintenance lifestyle close to the airport and plenty of entertainment. Explore local hotspots including 94 West and Grind cafes, Findon Hotel and Shapeshifter Brewing, as well as a fantastic proximity to Grange and Henley beaches, and the activity of Henley Square. More features to love:- Reverse cycle ducted A/C throughout- Secure garage with auto panel lift door- Ground floor powder room- Instant gas hot water system- Slimline rainwater tank and irrigated rear garden- Walking distance to Aldi, Coles and Woolworths- Zoned to Findon High and Flinders Park Primary, walking distance to Nazareth Catholic College and St Michael's College and within the catchment area for Jean Horan Kindergarten- Easy access to public transport along Findon Road and Crittenden Road- Just 4.2km to Grange beach and 5.2km to the Adelaide CBD Land Size: 117sqm Year Built: 2016 Title: Community Community Rates: \$142.30 PQ Council: City of Charles Sturt Council Rates: \$1236 PASA Water: \$183.45 PQES Levy: \$120.30 PA Disclaimer: all information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.