

**1/31 Fergusson Avenue, Kidman Park, SA 5025**



**Sold Unit**

Sunday, 13 August 2023

1/31 Fergusson Avenue, Kidman Park, SA 5025

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 200 m2**

**Type: Unit**

**\$640,000**

Elaina Picken and the team at LJ Hooker Flinders Park are pleased to present this beautiful stone fronted, solid brick, 1995 built strata titled, move-in-ready home, a bona-fide family pleaser on its ultra-low-care parcel, sitting at the end of a cul-de-sac. You'll love the way its surprisingly elongated plan reveals the 3 bedrooms, kitchen, meals and living, separate lounge, 2-way bathroom, private rear yard with a beautiful outdoor entertaining area for family and friends to enjoy on the deck, lock-up garage, and solar hot water and solar panels to reduce bills! Special Features you will love: - 3 bedrooms main with built-in robe - Open plan kitchen and meals - Separate lounge room - 2-way bathroom - Split reverse cycle air conditioning - New kitchen - New bathroom - New flooring throughout - Fresh paint throughout - Private rear yard with decking and pergola - Lock-up garage - Solar hot water and solar panels

Specifications: Certificate of Title: Volume 5279 | Folio 970  
Built: 1995  
Council: City of Charles Sturt  
Zoning: General Neighborhood  
Council Rates: approx. \$275.00 per quarter  
Strata Rates: approx. \$275.00 per quarter (Admin & Sinking Fund)  
SA Water: approx. \$283.20 per quarter

Perfectly located in Kidman Park where you can enjoy all amenities in close proximity. Perfect for the morning walks or jogs, enjoy the convenience of the city and the coastal lifestyle, easy access to Adelaide Airport, Harbour Town, Fulham Gardens Shopping Centre, Public and Private Schools, and walking distance to public transport. We invite you to be inspired and ignite your passion by viewing one of Kidman Parks outstanding fully renovated property and enjoy the lifestyle this home brings! For further information Elaina Picken 0434 581 775 RLA 215339

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 purchasers 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.