

**10 Alfrina Street, Kidman Park, SA 5025**

**HARRIS**

**House For Sale**

Wednesday, 31 January 2024

10 Alfrina Street, Kidman Park, SA 5025

**Bedrooms: 3**

**Bathrooms: 1**

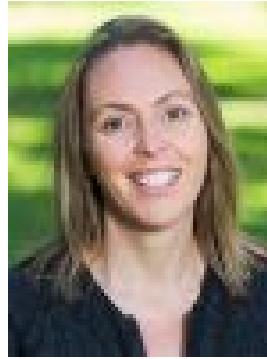
**Parkings: 4**

**Area: 757 m2**

**Type: House**



Tyson Edwards  
0438768878



Mandy Edwards  
0409650515

**\$900k**

Auction 11.00am Saturday 17th February 2024 Welcome to this exclusive opportunity in Kidman Park. Located in a popular and tightly held street, presenting a rare chance to become only the second owner and unlock its full potential. Nestled in a convenient location, you'll find easy access to schools, parks, and public transport, making it an ideal choice for families or those seeking a well-connected lifestyle. Situated on a spacious 750 plus square metre block, this property offers plenty of room for expansion and development. The potential for sub-division for two new homes (STCC) or renovating to create your dream residence opens up exciting possibilities. The large gardens add a touch of greenery, providing a serene escape, while ample undercover storage space ensures practicality and convenience. Don't miss out on the chance to shape this property into a unique haven that suits your vision and lifestyle. Kidman Park awaits its next owner to embrace the charm and potential this property has to offer. PLEASE NOTE - The two trees in the front yard have been checked by the owner with council and are not significant or regulated. For further information, please call Charles Sturt Council. Specifications: CT / 5641/202 Council / Charles Sturt Zoning / GN Built / 1962 Land / 757m<sup>2</sup> Council Rates / \$1,663.80pa Emergency Services Levy / \$177.00pa SA Water / \$203.14pa Estimated rental assessment: \$590 - \$620 p/w (Written rental assessment can be provided upon request) Nearby Schools / Kidman Park P.S, Flinders Park P.S, Fulham Gardens P.S, Seaton Park P.S, Findon H.S 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409