

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



**Sold House**

Friday, 11 August 2023

10 Veronica Street, Kidman Park, SA 5025

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 588 m2**

**Type: House**



Anthony Fahey  
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Tom Royal  
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**\$825,000**

Ideally positioned in a quiet street and overlooking the picturesque Veronica Reserve, this much-loved solid brick family residence offers numerous classes of buyers with an affordable opportunity to enter this tightly held locale. The options are plentiful. Simply move in and renovate or restore the residence to its former glory, knock over and build your dream home or redevelop and build 2 new residences that will demand significant resale values (subject to Council consents). The choice is yours! The land size is approximately 588m<sup>2</sup> (18.29 metre frontage x 32.16 metre depth). Zoning is General Neighbourhood in the City of Charles Sturt Council. Enriched with many fine attributes which include: - 3 good sized bedrooms (all with built-in robes, carpet, and ceiling fans).- Elegant formal lounge with gas heater.- Kitchen / casual meals area.- Neat bathroom with bath, shower, and a separate toilet.- Ducted evaporative cooling throughout.- Under cover carport for 1 car and lock up garage for 1 car. There are numerous tool / garden sheds.- Additional off-street parking.- Landscaped front and rear gardens.- All this and much more on approximately 588m<sup>2</sup>. Ideally positioned midway to the beach and city with local attractions within proximity including the picturesque Torrens 'Linear Park', quality private and public schools, excellent shopping centres, public transport and much more! IT'S ALL ABOUT LOCATION AND LIFESTYLE! TAKE ADVANTAGE OF THIS OUTSTANDING OFFERING! Auction On Site Saturday the 19th of August at 11am on site (unless sold prior) PLEASE NOTE THAT THE FORM 1 - VENDOR'S STATEMENT (SECTION 7) LAND AND BUSINESS (SALE AND CONVEYANCING) ACT 1994 WILL BE MADE AVAILABLE TO THE PUBLIC AT RAY WHITE HENLEY BEACH 206A MILITARY ROAD HENLEY BEACH SA FOR 3 CLEAR BUSINESS DAYS PRIOR TO THE AUCTION DATE. 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. RLA 183205