

**11 Olympia Street, Kidman Park, SA 5025**

**HARRIS**

**Sold House**

Wednesday, 6 September 2023

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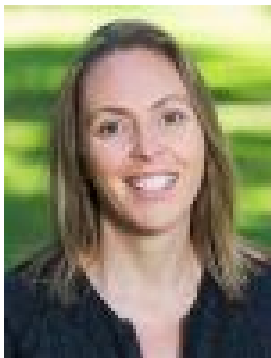
**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 3**

**Area: 714 m2**

**Type: House**



Mandy Edwards  
0409650515

**\$955,000**

This charming family home offers the perfect blend of comfort and functionality, making it an ideal choice for those seeking a spacious and inviting living space. Situated on a generous-sized lot in a peaceful, quiet area, this property boasts five bedrooms, providing ample space for a growing family or guests. Inside, you'll find not one but two living areas, ensuring everyone has their own space to relax and unwind. The main living area is enhanced by a cozy combustion heater, perfect for those cooler evenings. Additionally, the property features solar panels to help alleviate electricity costs, a thoughtful and sustainable feature for modern living. Outdoor enthusiasts will be delighted by the solar and gas heated swimming pool and spa, providing year-round enjoyment. There's also a large pergola area, creating an inviting space for outdoor gatherings and relaxation. Privacy is a priority with gated front fencing, and the property offers plenty of storage space with ample shedding. Overall, this much-loved family home combines comfort, practicality, and sustainability, making it a fantastic opportunity for prospective buyers. More to love:- Reverse cycle heating & cooling- Remote gated entrance- Alarm System- Storage galore- Granite kitchen bench tops and splash backs- Bar to second living area with wine storage- And so much more

Specifications: CT / 5327/393 Council / Charles Sturt Zoning / GN Built / 1970 Land / 714m<sup>2</sup> Frontage / 19.2m Council Rates / \$1,723.20pa Emergency Services Levy / \$181.50pa SA Water / \$207.75pa Estimated rental assessment: \$670 - \$700 p/w (Written rental assessment can be provided upon request) Nearby Schools / Kidman Park P.S, Flinders Park P.S, Seaton Park P.S, Fulham Gardens P.S, Findon H.S

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