

14 Stewart Street, Kidman Park, SA 5025

HARRIS

House For Sale

Saturday, 23 December 2023

14 Stewart Street, Kidman Park, SA 5025

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 577 m2

Type: House



Effie Vlachoulis
0412677189



Paul Alvino
0434857611

\$780k-\$830k

Discover the potential of 14 Stewart Street, Kidman Park - a corner block gem offering an ideal blend of comfort and investment possibilities. **Key Features:** **Perfect First Home or Investment Opportunity:** This charming property boasts 3 bedrooms and 1 bath, making it an excellent choice for those seeking their first home or looking to expand their investment portfolio. **Corner Block Advantage:** Positioned on a corner block, this residence provides a unique sense of space and added privacy. The possibilities are endless with the flexibility a corner block brings. **Development Potential (STCC):** Unlock the future value of this property with the option to potentially build two residences (Subject to Council Consent). Investors and developers, seize the opportunity to maximize your returns. **Additional Highlights:** **Convenient Location:** Enjoy the convenience of nearby schools, parks, and essential amenities. Commuting is a breeze with easy access to major highways and public transportation. **Versatile Outdoor Space:** The corner block design provides a versatile outdoor space, perfect for entertaining, gardening, or simply relaxing in your own oasis. **Whether you're a first-time buyer, seasoned investor, or visionary developer, 14 Stewart Street, Kidman Park, holds the key to your real estate aspirations. Don't miss out on this incredible opportunity. Contact me on 0412 677 189 today to schedule a viewing and explore the potential of this versatile property.** **Specifications:** CT / 5442/983 Council / Charles Sturt Zoning / HDN Built / 1988 Land / 577m² Frontage / 22m Council Rates / \$1,032.20pa Emergency Services Levy / \$151.30pa SA Water / \$268.83pa Estimated rental assessment / \$520 - \$550 per week / Written rental assessment can be provided upon request **Nearby Schools / Kidman Park P.S, Seaton Park P.S, Fulham Gardens P.S, Fulham North 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