

16 Roder Avenue, Kidman Park, SA 5025



House For Sale

Thursday, 16 May 2024

16 Roder Avenue, Kidman Park, SA 5025

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 560 m2

Type: House



Phil Tropeano
0436003413



Matt Plumridge
0452348007

Auction On-Site Saturday 1st June 2:00PM

The property that ticks every box on every family member's wish list - this is the place you can't wait to call home. Not just a magnificent three-bedrooms-plus-study family residence with a pool, this home impresses buyers who recognise the importance of location. You'll find every local facility you could wish for nearby, yet the home is nestled in a peaceful no-through road amidst properties of a similar stature. It is a grand home that blends sensational space with superb quality and comfort. At ground level are open connections between the modern kitchen, stylish dining space and expansive lounge. Slip outdoors and a full-width alfresco beckons... an idyllic entertaining area beautifully presented with flair and functionality. Across the lawn is manicured hedging and a Caribbean-inspired swimming pool sanctuary - leisurely outdoor living doesn't get much better than this! All three spacious bedrooms are seductive sleep zones, plush and cosy with a sophisticated air. The master features a well-designed walk-in robe and fully-tiled neutral ensuite, while the main bathroom contrasts with striking hotel-style magnificence. Rounding out the upper level is a huge family room and adjoining study; oodles of room for growing or blended families to live life to the fullest. Features include:

- Built c.1984 three bedroom residence on 560sqm (approx.)
- Single garage with built-in storage and internal home entry
- 3kW solar panels and 18,500 litre rainwater tank
- Inground pool and water feature in stunning landscaped surrounds
- Spacious living and dining areas with split system air conditioning
- Modern kitchen: breakfast bar, stainless appliances, integrated dishwasher
- XL laundry with extensive built-in storage and 2nd fridge space
- Ground floor w/c
- Tiled alfresco: zip track blinds, built-in storage and TV, surround speakers, fans and heater
- Master bedroom features a walk-in robe and fully-tiled ensuite
- Large 2nd and 3rd bedrooms with built-in robes
- Fully-tiled main bathroom with a corner bath and feature leadlight window
- Separate w/c
- Separate study
- Generous family room
- Ducted a/c upstairs
- Only a short stroll to the reserve with shelter at the end of Roder Avenue
- 5 minute walk to Collins Reserve
- Zoned Kidman Park Primary (500m on foot) and Findon High School (1.9km)

Within a short drive of the glorious shores of Grange beach, a sunny seaside lifestyle is yours for the taking. An easy walk to Kidman Park Primary School, local reserves and shops, bus stops, cafés and eateries on Grange Road add to the lifestyle appeal of this brilliant location.

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Grange RLA 314 251 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | CHARLES STURT Zone | GN - General Neighbourhood Land | 560sqm (Approx.) House | 310sqm (Approx.) Built | 1984 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa