

17 Cassia Crescent, Kidman Park, SA 5025



House For Sale

Thursday, 1 February 2024

17 Cassia Crescent, Kidman Park, SA 5025

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Area: 588 m2

Type: House



Anthony Fahey
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Samuel Parsons
0431934575

AUCTION ON SITE

Auction on Site Saturday 24th of February @ 11am (unless sold prior) This substantial family residence offers the perfect blend of functionality and style, presenting an incredible opportunity for those seeking a quality family residence. Nestled in a quiet and tightly held cul-de-sac in one of Kidman Parks most coveted streets, convenient to schools, shops and public transport, this is one not to be missed. The open plan design of the house delivers ample space for entertaining, showcasing living, dining and lounge spaces in generous proportions. With the option of up to 5 bedrooms if desired, this house provides abundant space for a growing family or for those who enjoy having extra room for guests. Step outside into the backyard and be greeted by a large pergola entertaining area. This outdoor space is perfect for hosting gatherings with friends and family or simply enjoying some quiet time in a serene setting. The open plan living/dining area seamlessly connects to this outdoor oasis, making it ideal for both indoor and outdoor entertaining. Featuring beautiful timber flooring upstairs and a cozy fireplace, this house exudes warmth and character. Other features throughout the home include:- Double garage with drive through access to an additional large garage / shed. - Downstairs bedroom 4 is double sized and could be an extra living zone. - Large study / 5th bedroom. - Separate formal lounge room. - Open plan main living / dining area full of natural light features an inbuilt combustion heater. - Quality kitchen equipped with timber cabinetry, D/W, oven, 900mm gas stovetop and ample storage. - Fully tiled downstairs bathroom. - Practical laundry room with ample storage. - Feature timber staircase. - Paved outdoor pergola, ideal for large scale entertaining. - Manicured and private back yard with established fruit trees and veggie garden. - Upstairs the master suite includes a walk in robe an ensuite bathroom. - Bedrooms 2 and 3 are also a great size and include built in robes. - Upstairs fully tiled bathroom has both a bath and shower with a separate toilet. - Quality solid timber floors to the second level, and modern floor tiles downstairs. - Ducted evaporative air con system throughout. All this and more in the heart of Kidman Park. Positioned with easy access to some of Adelaide's best beaches and back into the CBD via Grange Road. Set within walking distance to the Torrens Linear Park, Collins Reserve, Public transport, Kidman Park primary and local cafes on Grange Road. Contact Agents for further information. 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. RLA183205