

1A Kidman Avenue, Kidman Park, SA 5025

HARRIS

Sold House

Monday, 9 October 2023

1A Kidman Avenue, Kidman Park, SA 5025

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 240 m2

Type: House



Karen Dorman
0412095970



Tobi McFadyen
0430006282

\$784,000

Best offers by 10am Tuesday 31st October 2023 (unless sold prior) Meeting in the middle of the city and sea, this brand-new Torrens-titled residence offers a spacious and contemporary floorplan of timeless and stylish easy-care living to call your own. Facing north, the home is perfectly poised with public transport, quality schooling and shopping amenities at the ready, adding to the perks of having the meccas of Henley Beach and the CBD on such close call. The façade blends solid bricks with good neighbour fencing and the crisp panels of a secure single garage. Granting entry from the portico or internally through the garage, the considered footprint welcomes with a light-filled entry and master suite fit for the household heads – one that takes the usual perks of walk-in robe and ensuite, then elevates them to ultra-luxe with the addition of extra space, plush carpets, floor-to-ceiling tiles and matte black fixtures. Both additional bedrooms follow side-to-side and boast built-in robes, whilst direct access is shared across the hall to both a spacious laundry with direct service yard access and indulgent main bathroom featuring separate bathtub and toilet. Large format tiles converge upon a great expanse of open plan living, where relaxing, dining and cooking are guaranteed to be taken up a notch surrounded by the minimalistic monochromatic palette. Sure to spark cooking joy, the gourmet kitchen is well equipped with the whole suite of Smeg appliances, Caesarstone waterfall island and splashback, whilst the butler's pantry allows you to stash dishes away in the hidden sink until morning and continue to enjoy your company. The no-fuss rear yard makes the most of its low-maintenance disposition by extending a timber deck through bi-fold doors – the garden allowing you to put your finishing touches on it. Both doubling your entertaining capacity and allowing a fresh breeze through the home on balmy summer days. Safe to say once those boxes are unpacked there will be no need to lift another finger, and with just 7km to the CBD and moments to the River Torrens walking track connecting to the buzzing Henley Square and surrounding coastline, you'll be eager to get out and explore your new unbeatable cosmopolitan location from Kidman Avenue... Even more to love:- Recently completed by quality builder - Distinctive Homes- Secure garage & further off-street driveway parking- North-facing orientation- Floor-to-ceiling tiled bathrooms with niche shelving- Stone splashback/benchtops to kitchen & wet areas- Ducted & zoned R/C air conditioning- 2.7m ceilings- Large format tiles & quality plush carpets- Soft touch switches- Strip windows- Waterwise, landscaped garden beds- Perimeter paths and rear garden are currently unfinished, and will not be complete for settlement- Zoned for Findon High School- In the catchment for Barbara Kiker Memorial Kindergarten- Proximity to Kidman Park Primary, St. Francis & Nazareth College- Easy access to Ground Floor Coffee, 94 West, Collinswood Reserve, Coles Findon & Westfield West Lakes Specifications: CT / 6221/148 Council / Charles Sturt Zoning / HDN Built / 2022 Land / 240m² Frontage / 9.2m Council Rates / \$1,314.60pa Emergency Services Levy / \$146.75pa SA Water / \$172.00pa Estimated rental assessment / \$600 to \$630 per week / Written rental assessment can be provided upon request Nearby Schools / Kidman Park P.S, Seaton Park P.S, Flinders Park P.S, Fulham Gardens 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