

# 5 Hamlyn Court, Kidman Park, SA 5025



## Sold House

Thursday, 26 October 2023

5 Hamlyn Court, Kidman Park, SA 5025

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 453 m2**

**Type: House**



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**\$826,000**

**\*UNDER INSTRUCTIONS FROM THE PUBLIC TRUSTEE\*** Offering endless options in a quiet cul-de-sac setting, an opportunity not to be missed. Be impressed at first glance by a wide commanding frontage, surrounded by beautifully kept neighbouring properties, street presence will be sure to impress. A smart floor plan consists of 3 bedrooms, main with ensuite, large family room, open kitchen and casual meals, leading into a generous dining area, the existing layout is extremely desirable. Ample side garden boasting established fruit trees, and rear undercover pergola further add to the workable floor plan of the property. An iconic arched garage door entry leads into an enclosed shed with further storage. Further features of the property include:- Split system air conditioning to family meals area- Solid brick construction - Tiled roof- Heating to main living and dining room- Ample internal linen storage to main hallway- Main bathroom with separate shower and bath, as well as separate w/c- Full sized laundry, and so much more Location, location! Located in the heart of ever popular Kidman Park, take advantage of local shopping including Findon Shopping Centre, recreational parks and reserves, and easy access to public transport. Close proximity to Grange and Henley Beach further add to the appeal of this tightly held suburb. An amazing opportunity not to be missed! Council Rates | \$1,581.65 pa Council | City of Charles Sturt - General Neighbourhood Zone SA Water | \$192.40 pq ESL | \$166.40 pa Year Built | 1976 Land Size | 453m<sup>2</sup> (approx) Are you thinking of purchasing this property as an investment? Speak with our Property Management team on how we can assist you. All information provided (including but not limited to the property's land size, floor plan and floor size, building age and general property description) has been obtained from sources deemed reliable, however, we cannot guarantee the information is accurate and we accept no liability for any errors or oversights. Interested parties should make their own enquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement can be inspected at our office for 3 consecutive business days prior to the auction and at the auction for 30 minutes before it starts.