

# 6 Hampton Court, Kidman Park, SA 5025



## House For Sale

Wednesday, 7 February 2024

6 Hampton Court, Kidman Park, SA 5025

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 750 m2

Type: House



Peter Kiritsis



Jordan Ekers  
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## **Auction On Site Saturday 24th February @ 10am**

Upcoming Inspections // Saturday 10th February 1:00pm - 1:30pm // Wednesday 14th February 6:30pm - 7:00pm\* Price Guide -The property is being offered by way of public auction. No price guide will be given under the vendors instruction, however recent sales data will be provided upon request via email and at the open inspections \*Instantly appealing for its tightly-held cul-de-sac location, this well-built colonial classic, a prime example of quality craftsmanship and scale, showcases multiple living zones, unmatched outdoor leisure amenities and impressive proportions both inside and out. A timeless design that's been the heart of the family for 35 years, it's like a warm hug, comfortable as it is, but if you're up for a bit of style, there's room to add some contemporary flair and really make it your own. The superb flowing floor plan with soaring ceilings provides the flexibility to live the way you want and reveals a series of spectacular light-saturated formal and informal living, dining and entertaining spaces, all served by a solid oak and well-equipped kitchen with an abundance of storage and granite benchtops. On the exterior, the porch and rear garden provide an ideal space for alfresco dining and relaxation with ease whilst you watch the kids play endless games of basketball, cricket and tennis on the concrete sports court. Back inside, the generous accommodation includes a spacious main bedroom with a large window luring brilliant natural light, a walk-in robe and an ensuite, matched by two additional good-sized bedrooms with robes, serviced by a bright central bathroom with a separate toilet. The opposite side of the home delivers the added advantage of a versatile home office or fourth bedroom with split system heating/cooling, offering appeal for growing families. Other attributes include ducted heating/cooling, laundry with storage and two single garages. An excellent opportunity to enter a fantastic family-orientated neighbourhood, close to Henley Beach, Collins Reserve, Fulham Gardens shopping, hospitals, schools and only 20 minutes from the CBD. A family gem with features worth noting:

- Quiet cul-de-sac location
- Solid-brick construction
- L shape formal living and dining areas
- High, raked ceilings
- Open plan dining/family rooms
- Extended rumpus/games domain off the kitchen
- Two single garages and plenty of off-street parking
- Home office/fourth bedroom with split reverse-cycle air-conditioning
- Oak timber kitchen with granite countertops
- Miele dishwasher, a gas cooktop and a new oven
- 2 Bedrooms with BIR and floating timber floors to the rear
- Flexible floor plan with up to 3 living areas
- Family bathroom with a separate WC
- Laundry with excellent storage
- 25 year old blue-board extension
- LED downlights
- 1/2 sports court (7.5m x16.5m approx)
- Owned by the same family for the last 35 years
- Two years old ducted reverse cycle air conditioning.

\*Measurements are approximate.\*We make no representation or warranty as to the accuracy, reliability or completeness of the information relating to the property. Some information has been obtained from third parties and has not been independently verified.