

6 Santin Avenue, Kidman Park, SA 5025



**Sold House**

Tuesday, 16 January 2024

6 Santin Avenue, Kidman Park, SA 5025

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 571 m2**

**Type: House**



Mike Lao

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Tyson Bennett

0437161997

**\$1,080,000**

\*For an in-depth look at this home, please click on the 3D tour for a virtual walk-through or copy and paste this link into your browser\*Virtual Tour Link: <https://my.matterport.com/show/?m=sFE6eo4ktq4>Auction: Sunday the 4th of February 2024 onsite at 2:40pm (Unless Sold Prior)To submit an offer, please copy and paste this link into your browser: [https://www.edgerealty.com.au/buying/make-an-offer/Mike Lao, Tyson Bennett and Edge Realty RLA256385](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao,%20Tyson%20Bennett%20and%20Edge%20Realty%20RLA256385) are proud to present to the market this grand property that sets a new standard in prestigious family living. A selection of formal and informal living spaces are spread throughout the two-storey, four-bedroom floorplan and designed to suit every mood and occasion whether you're gathering with loved ones, hosting guests or indulging in quiet escape.As you approach the property, the landscaped front gardens, verandah, and classic red brick facade create a warm and inviting atmosphere. Step inside to discover gorgeous details on show throughout from the soaring ceilings with exposed timber beams to a combination of pendant lighting, downlights, double French doors, laminate plank flooring, and ample storage options.Entertain guests or spend quality time with loved ones in the front lounge and dining room with the air-conditioning whilst the warm sunshine beams in through the large windows. From here you can make your way into the rumpus and spa room or through to the open plan kitchen and meals area.Cooking will be a joy with quality appliances including a 900mm 5 burner gas cooktop, an electric oven and a dishwasher. There is a built-in pantry, overhead cupboards, double sink with full house water filtration, a vegie spray mixer tap and sweeping benchtops with a breakfast bar. Step through the sliding doors to the outdoor verandah, dine alfresco and host guests in style as the kids play in the landscaped gardens.Extending the living space is the upstairs living room set under a pitched roof complete with air-conditioning, a kitchenette area, plush carpet flooring and direct access to the balcony.There are four bedrooms including the master with built-in robes and a private en-suite with a vanity, toilet and shower. Completing the internal floorplan is the well-equipped laundry with external access and the main bathroom with a vanity, shower, and separate toilet to accommodate busy householdsThe carport has an automatic roller door and drive-through access to the separate garage with a kitchen and 900mm gas cooktop offering ample secure vehicle storage.Key features you'll love about this home:- Air-conditioning units in all living areas and two bedrooms- Four bedrooms, four living areas and an indoor spa room with jets- Filtered water system servicing the whole home- Ample storage throughout including under stair storage, linen cupboards and built-in robes - Landscaped with a lemon and lime tree that create a lush yet low-maintenance appeal- Carport with an automatic roller door and drive-through access- NBN Broadband and instant gas hot waterThis picturesque parcel of approximately 571sqm is set along a quiet street with a glorious outlook to savour daily. Find yourself surrounded by quality homes and with everything you could ever need nearby, this could be the life of convenience you've been dreaming of. Plenty of cafes and eateries on Grange road are all within a 2 minute drive or 15 minutes walk, as is Coles and Aldi for all your grocery needs. If you've got more shopping to do, Westfield West Lakes and Harbour Town Outlet Centre are both less than 15 minutes away. The Collins Reserve is also close by and has a playground, skate park and cricket ground for your recreation needs. For families, you are 5 minutes from schools such as Kidman Park Primary, Flinders Park Primary and Underdale High School. A quick commute will have you in the Adelaide CBD in less than 20 minutes and you could be at the Adelaide Airport or Grange Beach in 10 minutes, making this an ideal location for a wide range of buyers.Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect!Year Built / 1976 (approx)Land Size / 571.92sqm (approx - sourced from Land Services SA)Frontage / 20.85m (approx)Zoning / GN-General NeighbourhoodLocal Council / City of Charles Sturt Council Rates / \$1,700 pa (approx)Water Rates (excluding Usage) / \$812.56 pa (approx)Es Levy / \$182 pa (approx)Estimated Rental / \$950-\$1,040pwTitle / Torrens Title 5467/310Easement(s) / NilEncumbrance(s) / NilInternal Living / 242sqm (approx)Total Building / 363.5sqm (approx)Construction / Solid Brick lower level and Brick Veneer upper levelGas / Connected Sewerage / Mains For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/4NeJ91>If this property is to be sold via Auction, the Vendors Statement (Form 1) may be inspected at the Edge Realty Office at 4/25 Wiltshire Street, Salisbury for 3 consecutive business days prior to the Auction and at the Auction for 30 minutes before it starts.Edge Realty RLA256385 are working directly with the current government requirements associated with Open Inspections, Auctions and preventive measures for the health and safety of its clients and buyers entering any one of our properties. 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