

**2 Margaret Street, Kidman Park, SA 5025**



**House For Sale**

Thursday, 4 July 2024

2 Margaret Street, Kidman Park, SA 5025

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 585 m2**

**Type: House**



John Berno

0417800061

## Auction On-Site Saturday 20th July 12:00PM

Look no further, we've got just what you've been dreaming of! Nestled in the heart of Kidman Park, 2 Margaret Street offers a perfect blend of charm and modern convenience. Built in 1963, this inviting home provides plenty of space to satisfy all your lifestyle needs. As you arrive at the address, you'll notice the well-maintained front yard adorned with an old-growth tree, setting a welcoming tone from the moment you arrive. The ample driveway and tiled roof add to the property's classic appeal. Step inside to discover a spacious, open-plan kitchen, meals, and lounge area that forms the heart of the home. The kitchen features ample wooden cabinetry, a tiled backsplash, and easy-to-clean lino floors. A ceiling fan ensures comfort while cooking and dining. Imagine the delicious homecooked meals you could whip up in this space! The open-plan design seamlessly connects the indoor living space to the covered verandah, making it ideal for entertaining and enjoying outdoor meals. This home offers three comfortable bedrooms, each designed with family living in mind. The bathroom, complete with a separate toilet, provides practicality and privacy. Additional convenience is found in the dedicated laundry area. The large, fenced backyard offers plenty of space for children to play or for gardening enthusiasts to create their own oasis. Key features:

- Open-plan kitchen/meals/lounge area with plenty of natural light and air
- Kitchen with ample wooden cabinetry, tiled backsplash, ceiling fan, and lino flooring
- Three spacious bedrooms
- One bathroom with a separate toilet
- Dedicated laundry area
- Covered verandah perfect for outdoor entertaining
- Large, fenced backyard, with plenty of space for the kids or pets to play
- Well-manicured front yard with an old-growth tree
- Tiled roof and ample driveway

Located in the highly sought-after suburb of Kidman Park, this home offers proximity to essential amenities and recreational facilities. Families will appreciate the close distance to Kidman Park Primary School, Our Lady of La Vang School, and the Kidman Park Community Child Care Centre. For outdoor enthusiasts, the nearby River Torrens provides picturesque walking and cycling paths, perfect for weekend activities. Enjoy the convenience of local shopping and dining options, all within a short drive from your doorstep. 2 Margaret Street is not just a house; it's a place to create lasting memories. Experience the best of Kidman Park living in this charming family home.

**Auction Pricing** - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

**Vendors Statement:** The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

**Grange RLA 314 251 Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

**Property Details:** Council | CHARLES STURT Zone | General Neighbourhood (Z2102) - GN Land | 585sqm (Approx.) House | 160sqm (Approx.) Built | TBC Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa