

39 Kooralla Grove, Kidman Park, SA 5025



House For Sale

Sunday, 23 June 2024

39 Kooralla Grove, Kidman Park, SA 5025

Bedrooms: 4

Bathrooms: 3

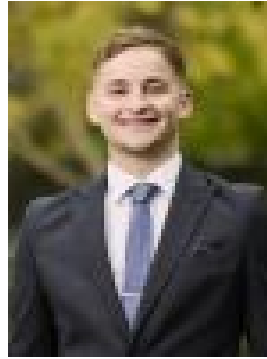
Parkings: 2

Area: 286 m2

Type: House



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Expressions Of Interest Close Tues 16/7 12PM (USP)

Nestled in a prime location just steps from the picturesque Linear Park Trail, this stunning contemporary family home offers a perfect blend of luxury, convenience, and natural beauty. Designed with modern living in mind, this property is the ideal retreat for families seeking a spacious, low-maintenance lifestyle in a serene, leafy setting. Bathed in natural light, this home features an open-plan living and dining area that seamlessly integrates with the stylish kitchen. The Farquhar kitchen features sleek cabinetry, and premium stainless steel appliances, including an in-wall oven and dishwasher, create a culinary haven for both everyday meals and entertaining guests. The spacious living area extends through glass sliders to a charming, all-weather alfresco patio. With its sandstone paving and pitched pergola, this outdoor space is perfect for year-round entertaining and enjoying family gatherings. The ground floor includes a guest bedroom or home office, complemented by a nearby bathroom and separate WC. Upstairs, a second living area with a kitchenette opens to a sunny balcony, providing a private retreat with panoramic views - perfect for evening relaxation or morning coffees. Upstairs, the master suite is a haven of comfort, featuring a walk-in wardrobe, a deluxe ensuite and a private balcony. Two additional bedrooms upstairs are generously sized, each with built-in wardrobes and ceiling fans. The main bathroom exudes luxury with a separate shower, a relaxing bathtub, and ample storage, while the downstairs guest bathroom is equally modern and convenient. The home offers a spacious laundry with plenty of storage and bench space, and the double garage with dual automatic panel lift doors provides secure parking with internal access. The easy-care backyard features a lush lawn and low-maintenance landscaping, perfect for children to play and pets to roam freely.

Additional Features:

- Stay comfortable all year round with zoned ducted air conditioning throughout the home and a split-system AC in the main living area
- The property is equipped with secure entry, ambient downlighting, and large format floor tiles that add to its modern, elegant appeal
- With multiple living areas, a flexible floor plan, and quality finishes, this home caters to the needs of a growing family
- Prime location - enjoy direct access to the Linear Park Trail, perfect for leisurely walks, cycling, or simply enjoying the outdoors
- Top-rated schools such as Kidman Park Primary (1.2km), Findon High, and Nazareth Catholic College (7-12) are within close proximity, making school commutes a breeze

Shopping is a pleasure with Fulham Gardens and Findon Shopping Centres nearby. Plus, the vibrant Henley Beach is just under 10 minutes away, offering a coastal escape close to home. This exquisite family home is a rare find, offering unparalleled style, comfort, and location. Whether you're entertaining, relaxing, or enjoying the vibrant local community, this property is designed to elevate your lifestyle. Experience the perfect balance of modern luxury and natural beauty. Currently tenanted at \$1520 per fortnight on a periodic tenancy.

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 | GN - General Neighbourhood Land | 286sqm (Approx.) House | 307sqm (Approx.) Built | 2007 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa.