

# Lot 139. New Street (St James), Kidman Park, SA 5025



## House For Sale

Sunday, 31 March 2024

Lot 139. New Street (St James), Kidman Park, SA 5025

**Bedrooms:** 4

**Bathrooms:** 3

**Parkings:** 2

**Area:** 347 m2

**Type:** House



Suzanne Pargaliti

**\$1,156,200**

St. James is perfectly positioned along the banks of the River Torrens, within the highly sought-after western suburb of Kidman Park. Set amongst a canopy of towering native trees, this location is 5km between the vibrant Adelaide CBD and the stunning coastline. This sophisticated new address offers a unique opportunity for individuals and families to build their dream home in one of Adelaide's most desirable neighbourhoods. This Format home features two master suites with WIRs and ensuites with deluxe shower as well as two additional bedrooms. Open plan designer kitchen with butler's pantry, family and dining room allows for easy entertaining. While a study (nook) at the front of the home provides a multi-purpose space. House & Land Package Features:- 2700mm ceilings- 2340mm high doors- Smeg kitchen appliances- 1200mm high tiling to bathroom & ensuite- 90mm cornices- Timber Laminate flooring- Ducted reverse cycle air conditioning- Tiled portico & Alfresco- Automatic panel lift double garage And much more! \*Conditions apply. Certain elevations may not match the particular floor plan published in this package, as such all floor plans and elevations are for illustration purposes only. Note: Plans and photographs are indicative only E.&OE - Prices may vary depending on selections, engineering, council and utility requirements and adjustments to allowances. All packages are subject to final Council or Developer approval. The land referred to in this House & Land Package is not owned by Format Homes. Format Homes makes no representation about the suitability of the land to build on or otherwise. You must satisfy yourself of that by inspection or by taking professional advice. Land subject to availability. Land component sale by Fairland.