

# Lot 145 New Road, Kidman Park, SA 5025

## House For Sale

Thursday, 25 April 2024

Lot 145 New Road, Kidman Park, SA 5025

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 431 m2

Type: House



Sue Zieger  
0413052250



Bradford Homes  
0883766555

**\$1,264,900**

"Introducing a carefully designed house and land package with Bradford Homes by Scott Salisbury, set to be built in the highly sought-after location of Kidman Park. Every aspect of this home has been carefully designed to meet the highest standards of quality and style. We take a collaborative approach with every individual client to create a home that reflects your unique personality and needs, while also incorporating the designer's vision and the builder's exceptional eye for detail and quality finishes. Our homes serve as a starting point to customise your home. Crafted with unparalleled attention to detail, this one-of-a-kind house and land package boasts the trademark quality associated with the award-winning Scott Salisbury brand. Get ready to experience the epitome of luxury living with this exceptional home from Bradford Homes." Inclusions: \*\*\* Pay ZERO Stamp Duty for eligible First Home Buyers\*\*\*\* 6.6kw Solar System\* 2.7m high ceilings throughout with a feature void to the entry.\* Custom-designed cabinetry and joinery\* Italian Smeg 900 appliances including a cooktop, oven, rangehood, and dishwasher\* Stone Bench Tops \* Timber flooring throughout with carpet to bedrooms\* LED Downlights.\* Ducted reverse cycle air conditioning\* Generous site works and footing allowance.\* Walk in Robe \* Mirrored Build in Robes \* 2.4m high panel lift garage door\* Custom-designed cabinetry and joinery\* Open Plan with Alfresco Area \* Modern Façade as pictured. 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 neighborhoods." **DISCLAIMER:** • The Builder reserves the right to alter the price without notice, prior to a formal building contract being entered into. • This design is subject to final approvals and where applicable developer encumbrance approval, and additional conditions may apply. • All photos and images are for illustrative purposes only and may depict upgrade options available from the Builder for an additional cost such as, but not limited to, lighting, window furnishings, landscaping, driveway, paving and timber windows. • The price nominated also excludes features not supplied by the Builder such as landscaping, retaining, fencing, and decking. • Any further alterations and / or upgrades to the design will incur additional fees and / or charges. • The price does not include stamp duty, legal fees or other costs incurred with the purchase of the land. • Please consult with the nominated Sales Consultant for further information and detailed pricing. All plans relating to this proposal remain the exclusive property of the Scott Salisbury Group and reproduction of the whole or any part of these drawings without written permission is strictly prohibited under copyright laws."