

Lot 9, Lot 9 Browning Avenue, Kidman Park, SA 5025 **DIMITRAK** REAL ESTATE

Residential Land For Sale

Wednesday, 8 May 2024

Lot 9, Lot 9 Browning Avenue, Kidman Park, SA 5025

Type: Residential Land



Chris Dimitrak

Price Guide \$720,000 to \$740,000

It is indeed a very rare occurrence when a *Torrens Title allotment with a 10 metre frontage comes onto the market in one of the most sought after and tightly held addresses in KIDMAN PARK.... a very rare find! Kidman Park is in hot demand with buyers as it offers a relaxed lifestyle with easy access to the beach and city. Well established with wide streets, quality homes, leafy gardens, parks and playgrounds. You may choose your own builder, and most major builders will provide "ready made blueprints" which reduces any costs involved in customising a design to fit. Imagine your surprise to find this level allotment in the midst of this tightly held residential area. The position is ideal directly across from a gorgeous reserve and the 2 minute walk from the fabulous River Torrens Linear Trail. Allowing you to enjoy a tranquil morning walk or family bike ride beside the gentle flow of the Karrawirra Parri waters as you pass under red majestic red gums through parklands teeming with ducks and birdlife....this is lifestyle all year round! A short drive over Tapleys Hill Road will take you to the popular hub of Henley Square where a range of fabulous dining options continues to attract excellent restaurant reviews adjacent the pristine coastline. Henley and Grange beaches are at your doorstep. Summer days can be as lazy or as energetic as you wish. For the more active, a wide range of sport and leisure facilities are available including a choice of local golf courses such as Kooyonga, Grange and West Lakes. Local shopping can be found at Fulham Gardens Shopping Centre, Westfield West Lakes and Harbour Town. Public transport is available from nearby Valetta Road where you will be in the heart of the Adelaide CBD in no time. Local primary schools include Kidman Park, Seaton Park, Fulham Gardens and Fulham North Primary. Quality private schooling is available nearby at Nazareth Catholic, St Michaels, St Francis & Star of the Sea School.* Please note: Torrens Title available late August 2024 Image Supplied by Century Homes (<https://centuryhomes.com.au>)