

2 Kidman Avenue, Kidman Park, SA, 5025



House For Sale

Wednesday, 20 November 2024

2 Kidman Avenue, Kidman Park, SA, 5025

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Rosemary Auricchio
0883473666



Nick Carpinelli
0883473666

Endless Possibilities on a Prime Corner Allotment

Auction Location: On Site (USP)

Unlock the potential of this solid three-bedroom home, perfectly positioned on a sought-after corner block in the heart of Kidman Park. With a spacious layout, quality features, and expansive outdoor areas, this property offers endless opportunities for families, investors, or developers looking to capitalise on its premium location.

Inside, the home boasts timber floorboards and an open-plan lounge, dining, and kitchen area with granite benchtops, gas cooking, and modern conveniences. Each bedroom is equipped with built-in robes and ceiling fans for comfort, while ducted reverse cycle air conditioning ensures year-round enjoyment. Outside, an expansive verandah and yard create the ideal space for entertaining or further enhancement.

Key Features:

- Prime corner block with development potential (S.T.C.C)
- Three spacious bedrooms with built-in robes and ceiling fans
- Open-plan lounge, dining, and kitchen with granite benchtops and gas cooking
- Timber floorboards throughout for timeless appeal
- Main bathroom with separate toilet
- Outdoor verandah overlooking an expansive yard
- Single automatic garage for secure parking
- Ducted reverse cycle air conditioning for year-round comfort

Located in a thriving neighbourhood surrounded by other beautiful homes, this property enjoys exceptional convenience. With local shopping, transport, and schools nearby, plus an easy drive to the CBD or the pristine beaches of Grange and Henley, this location promises a lifestyle of comfort and opportunity.

For more information about the property, please contact Rosemary Auricchio on 0418 656 386 or Nick Carpinelli on 0403 347 849.

* The vendor's statement may be inspected at 139 Tapleys Hill Road, Seaton SA 5023 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.

Disclaimer:

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchasers discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322