

90 Valetta Road, Kidman Park, SA, 5025



House For Sale

Wednesday, 13 November 2024

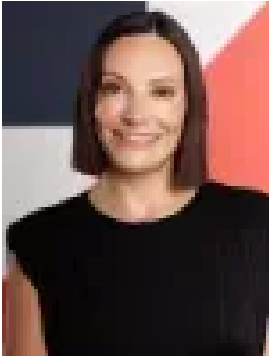
90 Valetta Road, Kidman Park, SA, 5025

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



Marina Ormsby
0488183521



Spiro Papaemanouil
0413470745

Architecturally designed family charmer offering soaring vaulted ceilings, dual living zones and more in an enviable Valetta Road location.

Auction on site | Saturday 30th November at 1pm

A commanding frontage and presence provides an awe-inspiring first impression of this solid brick, quality built home circa 1976. A much loved one owner family home on offer ready for your family to enjoy and add your own touches. Take this architectural brilliance into 2024 and reap the rewards. A smart floorplan consists of 4 bedrooms, soaring vaulted ceiling to family room and formal dining, additional study, casual dining and living and so much more. A double garage with handy loft storage is an added bonus, every part of this corner block property has been designed with consideration of outdoor areas complimenting indoor living zones. An entertainers delight for the whole family, surrounded by local recreation and conveniences.

Further features of the property include:

- Solid wood kitchen electric Bosch cooktop.
- Electric oven and grill ample storage and semi walk in pantry and dishwasher.
- Ample storage throughout.
- Large windows throughout flooding the property with natural light.
- Casual living downstairs with feature parquetry floor and split system Air Conditioning.
- Ducted reverse cycle Panasonic Air conditioning upstairs.
- Large laundry with ample storage.
- 3 bathrooms.
- Impressive entry room leading to formal dining and lounge.
- Alarm system.
- Solar system.
- Large double garage with two single electric doors.
- Undercover alfresco to the rear established pomegranate tree lemon tree.
- 4 bedrooms upstairs main with en-suite and walk in robe.
- Main bathroom upstairs with spa bath and separate WC.
- Additional bedrooms with built-in robes, and so much more.

Located in the heart of ever popular Kidman Park, provides easy access to some of Adelaide's best beaches and back into the city. Neighbouring ever popular Collins Reserve Tennis Courts and Cricket Ground, Parkway Reserve, Jordan Reserve and Krista Reserve, there's an abundance of recreational facilities nearby.

Take advantage of local shopping including Findon Shopping Centre, Fulham Gardens Woolworths and Drakes, Café Diaz, Ground Floor Coffee Salsa Espresso Bar and Macchinetta Coffee House nearby. Public transport bus stop is on your doorstep, and walking distance to Kidman Park Primary School, this property is nestled in an area where convenience is of the utmost importance. An amazing opportunity not to be missed!

Council Rates | \$2,323.70 per year

SA Water | \$253.54 per quarter

ESL | \$212.90 per year

Year Built | 1976

Are you thinking of purchasing this property as an investment? Speak with our Property Management team about how we can assist you!

All information provided (including but not limited to the property's land size, floor plan and floor size, building age and general property description) has been obtained from sources deemed reliable, however, we cannot guarantee the

information is accurate and we accept no liability for any errors or oversights. Interested parties should make their own enquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement can be inspected at our office for 3 consecutive business days prior to the auction and at the auction for 30 minutes before it starts.