



17a Harrow Road, Kidman Park




## Modern Living Just Footsteps from Linear Park

Perfectly positioned in a quiet cul-de-sac and just footsteps from the stunning River Torrens Linear Park Trail, this beautiful home offers space, comfort and modern style. Smartly designed to maximise space, natural light and everyday functionality, the floorplan unfolds beautifully as you move through the home, opening into a stunning living, dining and kitchen area where there is plenty of room to relax, entertain and share special moments with family and friends. Recently built with a thoughtful, detail-focused design, it places you moments from scenic riverside walking and cycling trails, with easy connections towards the city, Henley Beach and beyond.

Presenting an exciting opportunity for a wide range of buyers, including families, couples, downsizers, retirees and first home buyers.

### Property Features:

- Beautifully presented modern home with a well-planned floorplan, high ceilings and neutral decor
- Welcoming wide entry and hallway
- Study alcove, ideal for working from home
- Generous open-plan living, dining and kitchen space

4  2  2 

### FOR SALE

Offers Closing | 2nd June 12pm (USP)

### VIEW

Sat 16th May @ 10:00AM - 10:30AM

### AGENTS

Rosemary Auricchio

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### AGENCY

LJ Hooker West Lakes | Henley Beach

(08) 8347 3666

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 **LJ Hooker**

- Living and dining area with ceiling fans, flowing seamlessly to the outdoor entertaining area
- Generous modern kitchen with mirrored splashback, stone benchtops, breakfast bar, walk-in pantry and excellent storage
- Kitchen also comes complete with stainless steel appliances, 900mm 5-burner gas cooktop, oven, dishwasher, microwave alcove, double sink with pull-down tapware and feature pendant lighting
- Under-main-roof outdoor entertaining area with ceiling fan and cafe blinds
- 4 spacious bedrooms, all with ceiling fans
- Bedroom 4 with beautiful double door entrance, offering flexibility as a second living space
- Spacious main bedroom with ensuite, ceiling fan, large walk-in wardrobe and sliding door access to the courtyard with Maraya trees, perfect for the morning breeze
- Modern ensuite with floating vanity, bath, spacious shower, floor-to-ceiling tiles and heater/light exhaust fan
- Bedrooms 2, 3 and 4 with built-in wardrobes and ceiling fans
- Main bathroom with shower, full-size bath, floor-to-ceiling tiles and heater/light exhaust fan, plus convenient separate toilet
- Spacious laundry with external access and good storage space
- Single automatic garage with internal access and off-street parking
- Additional linen cupboard
- Ducted reverse cycle wi-fi controlled air conditioning with voice assistant control options
- Smart switch control panel for lighting
- Intercom system
- Low-maintenance front yard with irrigation
- Fully fenced, low-maintenance backyard with lawn area and irrigation

Positioned for an incredible lifestyle, this location centrally places you between the city and the sea, within footsteps of the River Torrens Linear Park Trail, with walking and cycling paths along the river. Also close to local reserves, multiple playgrounds and a cafe within walking distance for your morning coffee and breakfast. Shopping is also within easy reach, including Findon Shopping Centre, Fulham Gardens Shopping Centre and Westfield West Lakes. Families are well catered for with quality schooling options nearby, including St Michael's College, Nazareth Catholic College, Henley High School, St Francis School and Star of the Sea School. With bus routes close by providing easy access into the CBD, this is a location that offers the perfect balance of lifestyle, convenience and community.

For further information please contact Rosemary Auricchio on 0418 656 386 or Nick Carpinelli on 0403 347 849.

**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 purchaser's 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

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## MORE DETAILS

Property ID 50KPFE8  
Property Type House  
Including Ensuite  
Study  
Air Conditioning  
Ducted Cooling  
Ducted Heating  
Toilets (2)  
Intercom  
Dishwasher  
Outdoor Entertaining  
Floorboards  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Remote Garage  
Liveability

### **Rosemary Auricchio 0418 656 386**

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### **Nick Carpinelli 0403 347 849**

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### **LJ Hooker West Lakes | Henley Beach (08) 8347 3666**

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