



Kidman Park, 23 Sydney Avenue

A Perfect Blend of Style, Space, and Sophistication

Discover a modern two-storey home built in 2020, where style and functionality seamlessly blend to create a space perfect for those seeking a low-maintenance yet luxurious lifestyle. With 2.7m ceilings, tall doorframes, and light-filled interiors, this residence offers a grand and inviting feel. Situated in a peaceful location near Collins Reserve, enjoy the perfect balance of serene living and convenience, with easy access to childcare, schools, public transport, and shopping.

The open-plan living and dining areas offer effortless indoor-outdoor flow, perfect for entertaining or simply relaxing. Slide open the glass doors and step into the covered alfresco entertaining area, where the enclosed yard and fruit trees provide a serene backdrop for gatherings or tranquil mornings with a coffee. The designer kitchen features premium SMEG appliances, a gas cooktop, stone benchtops, and a walk-in pantry, making meal preparation a breeze.



For Sale
\$899,000 - \$979,000

View
ljhooker.com.au/4YSPFE8

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Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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Upstairs, the luxurious master suite includes a walk-in robe, ensuite, and ceiling fan, while two additional bedrooms provide space for the whole family. A flexible second living area downstairs offers the option of a 4th bedroom, study, or family retreat.

Features To Love:

- Expansive 2.7m ceilings and tall doorframes that enhance the home's grand, open atmosphere
- Spacious open-plan living and dining areas designed for smooth indoor-outdoor flow
- Chef-inspired kitchen featuring SMEG appliances, a gas cooktop, plumbed fridge, stone benchtops, and a walk-in pantry
- Three generously sized bedrooms, including a master suite with ceiling fans, walk-in robe, and ensuite
- Versatile second living area downstairs, ideal as a 4th bedroom or home office
- Convenient guest powder room located on the ground floor
- Covered alfresco area for effortless entertaining
- Private enclosed yard with lush lawn and fruit trees
- Front and back irrigation systems for easy garden maintenance
- Lock-up garage with automatic door and internal access for added convenience
- Energy-efficient 6kW solar system
- Ducted reverse cycle air conditioning throughout for year-round comfort

Enjoy the perfect balance of serenity and convenience, with nearby childcare centres, top-rated schools, and the lively Findon Shopping Centre. Multiple public transport options make commuting to the CBD or exploring Adelaide's surrounding areas quick and easy.

For weekend relaxation or adventure, Henley Beach and Henley Square are only a 3km drive away. Here, you can enjoy the laid-back coastal atmosphere, explore dining options, or catch breathtaking sunsets by the sea.

This remarkable property is more than just a house-it's a lifestyle ready for you to embrace. For more information about the property, 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 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



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More About this Property

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|----------------------|---|
| Property ID | 4YSPFE8 |
| Property Type | House |
| Including | Study Ducted Cooling Ducted Heating Toilets (3) Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Liveability |

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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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