



3 Kidman Avenue,
Kidman Park



Kidman Park, 3 Kidman Avenue

An Opportunity Not To Be Missed!

Auction Location: On Site

Situated in the highly sought-after suburb of Kidman Park, on a generous allotment of 655sqm (approx.) perfect for families, professionals, and investors alike. A well-maintained house, comprising of three bedrooms, games or studio that radiates homely warmth and offers a well-structured layout complemented by its prime location.

A well-appointed kitchen with ample bench space lends a hand to your culinary activities. A sizeable dining area flows through to a second open plan dining and lounge, that flows through to an extensive under cover entertaining area ready for the biggest of gatherings.



For Sale

Auction | Mon 18th Dec at 6pm On Site
(USP)

View

ljhooker.com.au/4XBDFE8

Contact

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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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(08) 8347 3666

Key features of this property include:

- Large open plan family and dining room
- Separate formal lounge with ceiling fan and direct access to kitchen
- Well-equipped timber kitchen adjacent to meals area with ample bench and cupboard space
- Three perfect sized bedrooms with ceiling fans
- Fully-tiled main bathroom with separate bath and toilet
- A detached, versatile rumpus or studio room
- Expansive under cover verandah overlooking a spacious rear yard
- Secure carport parking with space for up to 4 cars plus additional off-street parking
- Split system heating, ensuring comfort during cooler months.
- Subdividable (STCC) 19.81m frontage (approx)
- Zoned: Housing Diversity Neighbourhood

Delightfully positioned just a breath away from the local conveniences of Findon Shopping Centre and a brief drive to the beach, this Kidman Park gem offers a unique blend of suburban tranquillity with the advantages of urban living.

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

More About this Property

Property ID 4XBDFE8

Property Type House

Land Area 655 m²

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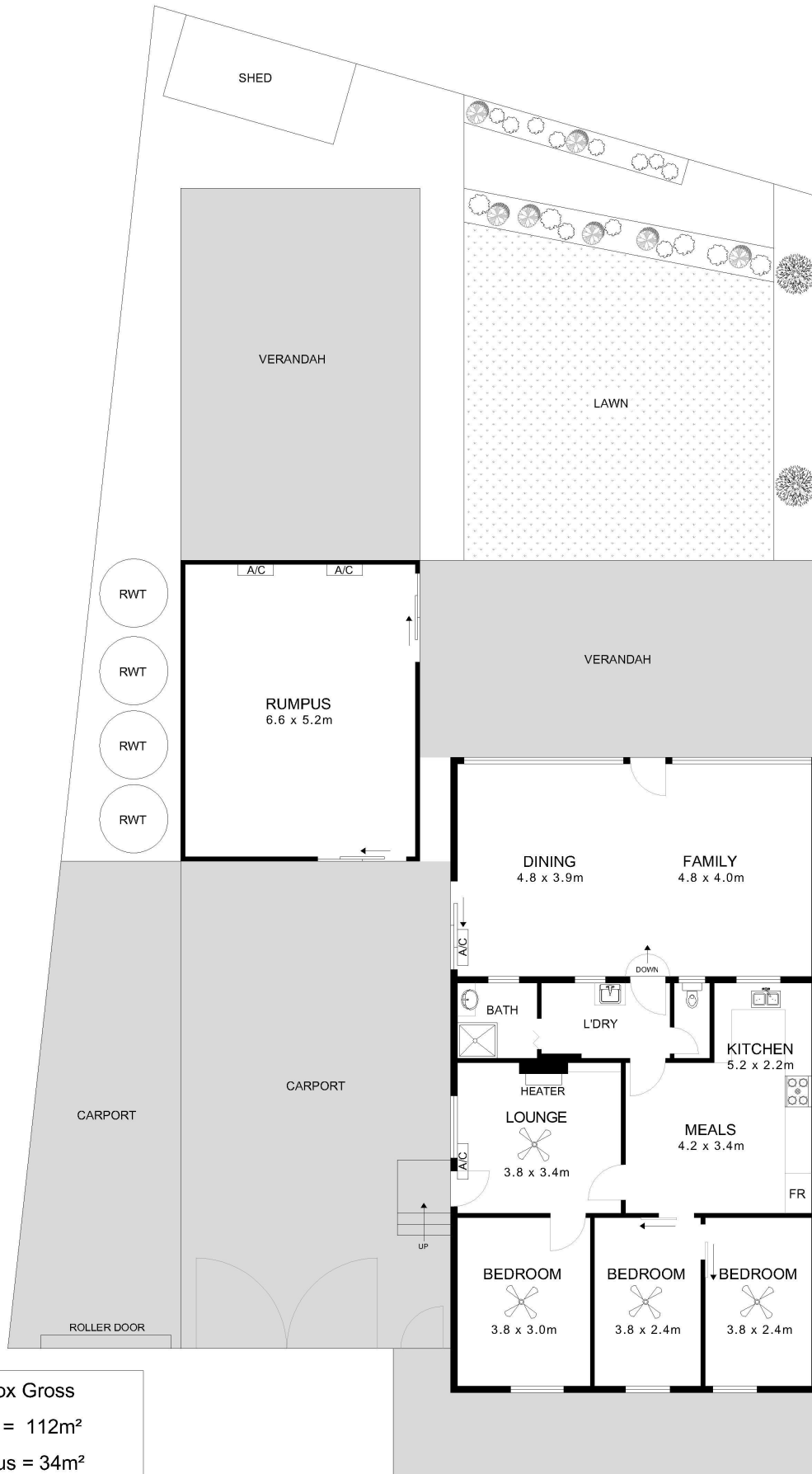
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Approx Gross
 Living = 112m²
 Rumpus = 34m²
 Carport = 103m²
 Verandah = 85m²
 Porch = 20m²
 Total = 351m²

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For Illustrative purposes only. All measurements are approximate.

Andrew Waters Photography



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