



Kidman Park, 402 Findon Road

CLASSIC 70'S CHARM ON A SPACIOUS ALLOTMENT

Auction Location: SOLD AT AUCTION

Discover the timeless appeal of this solid brick 70's home at 402 Findon Road, Kidman Park. Boasting some 845sqm of prime real estate, this family residence has been meticulously maintained since its construction in 1975. Offers 7 main rooms, double lock up garage, close to local shopping, minutes to the city and a short drive to Adelaide's pristine coastline.

This well presented home, built by the original owners, is hitting the market for the first time. A testament to enduring craftsmanship, it's ready for a new family to make it their own.

With four bedrooms featuring polished timber floors, two bathrooms, an open plan lounge/formal dining area, the layout is designed for practical family living. The solid Tasmanian Oak timber kitchen, along with a second functional kitchen, caters to daily

4 2 2

For Sale
SOLD AT AUCTION

View
ljhooker.com.au/GWUH67

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) 8352 1155

needs and offers flexibility for those who love to cook. A dry cellar adds an extra layer of convenience for your wine collection and food storage.

Step outside to a generous undercover patio, seamlessly extending your living space for year-round enjoyment while overlooking the rear courtyard. The solid brick double garage comes complete with a pit, is a practical bonus for car enthusiasts. Save on your energy bills with the 6.6 kw solar panels.

Features include:

- Sitting on a valuable corner allotment, provides both space and privacy.
- 6.6kw Solar Panels
- Four sun filled bedrooms
- Two kitchens main features solid Tasmanian Oak kitchen
- Handy cellar great storage area
- Double lock up Garage
- Vegetable patch for the home gardener

Enjoy the convenience of this home, minutes away from key landmarks, including Adelaide Oval, Kooyonga golf course, Adelaide Airport, Harbour Town, Coopers Stadium, and the Adelaide Entertainment Centre. Midway between the City & the golden sands of Adelaide's pristine beaches.

Positioned for both convenience and lifestyle, it's a solid investment for those seeking a comfortable and practical home in Kidman Park.

For more information, contact:

Ralph Pacillo 0433 117 801

Jordan Prole 0434 828 333

The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public -

(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and

(B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

Pricing at Auction - Our clients have chosen not to disclose a price guide. However, to help you we are providing the latest sales data upon request. This information will be accessible at our open inspections. It is important to note that throughout the campaign we are unable to provide any price or guidance.

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.



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RLA 215339

More About this Property

Property ID	GWUH67
Property Type	House
Land Area	845 m ²
Including	Toilets (2)

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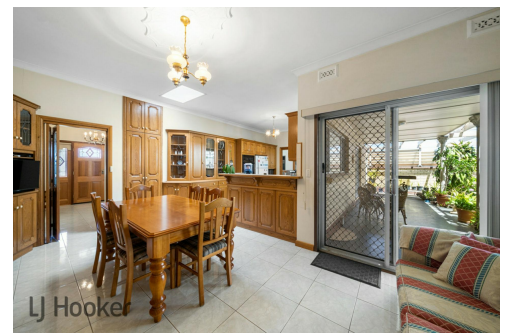
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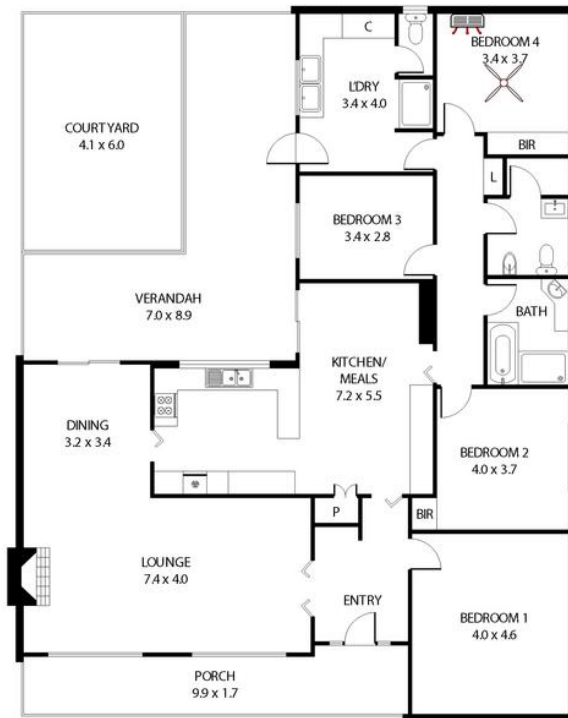
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333m²	186m²	15m²	25m²	49m²	7m²	51m²
TOTAL	Living	Porch	Courtyard	Verandah	Cellar	Garage

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

