

8 Fairmont Avenue, Kidman Park

## Premium Location & Lifestyle, Metres from Linear Park

Auction Location: On Site (USP)

Welcome to 8 Fairmont Avenue, a charming much loved family residence that has been meticulously maintained and cared for for over 40 years. Set on a generous corner allotment of approximately 650m<sup>2</sup>, this solid double-brick home combines quality construction, generous proportions and an exceptional position alongside Linear Park.

From the moment you step inside, the care shown throughout the home is immediately evident. The functional floorplan offers two separate living areas, providing plenty of flexibility for everyday family life, while the well-appointed kitchen features high end appliances and ample space and storage including a walk in pantry for the everyday chef.

Accommodation comprises three generous bedrooms, all complete with built-in wardrobes, while the master bedroom also features a walk-in wardrobe and private ensuite. A central family bathroom, separate toilet and spacious laundry complete the practical layout. Comfort is taken care of year-round with Daikin ducted reverse-cycle

3 2 4

### AUCTION

Sat 17th Oct @ 12:00PM

### VIEW

Sat 3rd Oct @ 1:00PM - 1:30PM

### AGENTS

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### AGENCY

LJ Hooker Flinders Park  
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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.



air conditioning, a ceiling fan in the master bedroom and a ducted vacuum cleaning system.

Outside, a large undercover entertaining area provides the perfect setting for family gatherings and outdoor dining, overlooking the established gardens and lawn. The beautiful greenery of Linear Park forms the backdrop to the property, with direct access to the River Torrens Linear Park Trail right around the corner, making morning walks, weekend bike rides and time outdoors part of everyday life.

**Features:**

- Approx. 650m<sup>2</sup> corner allotment
- Solid double-brick construction
- Three generous bedrooms, two with built-in wardrobes
- Master bedroom with walk-in wardrobe and private ensuite
- Two separate living areas
- Daikin ducted reverse cycle air conditioning
- Ducted vacuum cleaning system
- Double garage
- Large undercover outdoor entertaining area
- Automatic garden irrigation system
- Garden shed
- 50m walk to the River Torrens Linear Park Trail

**Location:**

Perfectly positioned in one of Kidman Park's most desirable lifestyle pockets, the location is a genuine highlight. With Linear Park and the River Torrens walking and cycling trail right around the corner, the home enjoys a peaceful natural setting while remaining conveniently positioned between Adelaide's CBD and the western coastline.

Everyday shopping is within easy reach at Fulham Gardens Shopping Centre and Findon Shopping Centre, while families are well catered for with nearby schooling options including Kidman Park Primary School, St Michael's College and Nazareth Catholic College. With Henley Beach and Grange to the west and the Adelaide CBD to the east, the home offers an excellent balance of convenience, recreation and connectivity.

Combining immaculate presentation, solid double-brick construction, a generous corner allotment and the beautiful surrounds of Linear Park, 8 Fairmont Avenue presents an outstanding opportunity for its next family to call home.

For more information contact:

Gerard Pacillo 0431 596 145

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To register your interest or to make an offer, click the link below:

<https://go.propps.com/l/cxLGgCJV9JvC>

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

**Disclaimer:**

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representations of fact but must instead satisfy themselves by inspection or otherwise.

RLA 215339

## MORE DETAILS

|               |                      |
|---------------|----------------------|
| Property ID   | K43H67               |
| Property Type | House                |
| Land Area     | 650 m2               |
| Including     | Air Conditioning     |
|               | Toilets (2)          |
|               | Dishwasher           |
|               | Outdoor Entertaining |
|               | Built-in-Robes       |
|               | Remote Garage        |

**Gerard Pacillo 0431 596 145**

Property Consultant | [gerard@ljhfp.com.au](mailto:gerard@ljhfp.com.au)

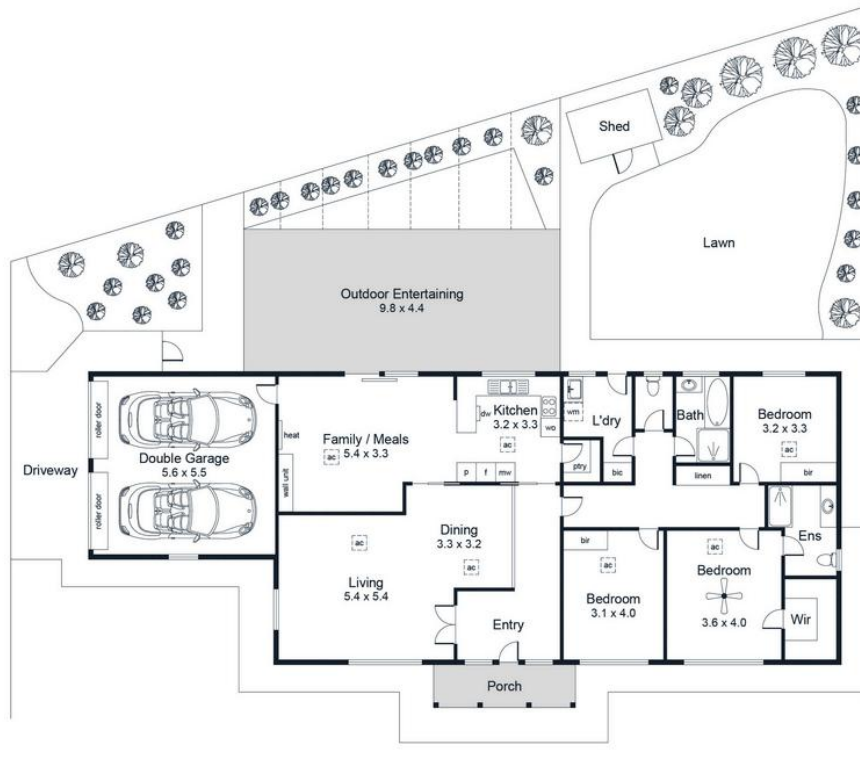
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| Area (Estimate only) |                            |
|----------------------|----------------------------|
| Living               | 152.5 m <sup>2</sup>       |
| Double Garage        | 31.1 m <sup>2</sup>        |
| Outdoor Entertaining | 43.1 m <sup>2</sup>        |
| Porch                | 5.8 m <sup>2</sup>         |
| <b>Total</b>         | <b>232.5 m<sup>2</sup></b> |



For illustrative purposes only.  
All measurements are approximate