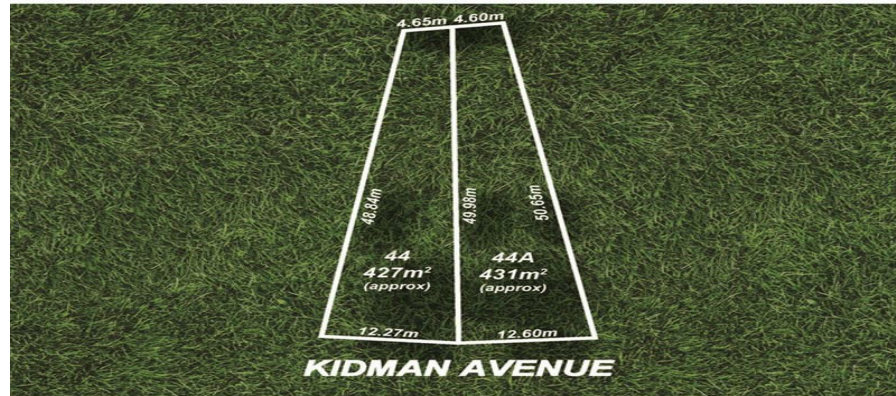


Lot Lot 10/44 Kidman Ave, Kidman Park, SA 5025**Sold - 27/07/2021**

Residential Land

**Land to Develop, Location to Love! ONE UNDER CONTRACT - ON**

House is currently being demolished. Astute developers will see this as a potentially lucrative opportunity to purchase two simply unmissable land allotment on offer here. South-West facing, this great block of land will be subdivided into two Torrens Titled allotments comprising the following:-

Open for Inspection

By Appointment.

- * Lot 10 - 44 Kidman 427sqm (approx) with 12.27m frontage (approx)
- * Lot 11 - 44A Kidman - 431sqm (approx) with 12.6m frontage (approx) - UNDER CONTRACT

As this popular suburb transforms with new contemporary residences capitalising on the prime location, these blocks present enticing possibilities for the creative purchaser to plan and build two substantial residences with good garaging (STCC) and nestled in a desirable pocket on one of the area's most tightly-held streets.

Perfectly positioned with quick and easy access to some of our finest beaches, just a 20 minute commute to the CBD and surrounded by wonderful lifestyle attractions. Grange Jetty Cafe is a mere 7 minute drive and then just up the road to vibrant Henley Square with its restaurants, cafes, hotel and shops. Quality shopping centres, schools (Kidman Park Primary, Seaton Park Primary, and Findon High) are also close by and Collins Reserve, a gentle stroll, jog or ride away, offers all the facilities families will love - skate park, tennis courts, playground and room to kick a ball or exercise the dog.

It really is a location to love and a simply unmissable land opportunity!

(Lot 10) 44 Kidman Avenue: \$395,000 - \$405,000

(Lot 11) 44A Kidman Avenue - UNDER CONTRACT

OFFER FORM LINK

<https://forms.gle/vtmX8wMceABUVSgx5>

RLA 275279

Listed By

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