

1 Ludgate Avenue, Lightsview, SA 5085



House For Sale

Monday, 4 March 2024

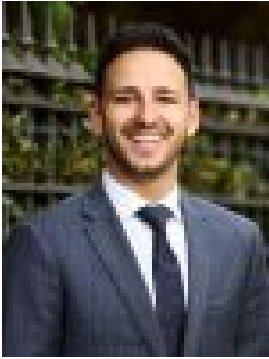
1 Ludgate Avenue, Lightsview, SA 5085

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



Stefan Siciliano
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Adam Humzy
0488586552

Auction On-Site Saturday 23rd March 11am

Embrace the sleek and contemporary lifestyle offered by this petite, single-story courtyard villa in the vibrant suburb of Lightsview. Meticulously designed to maximise its 171sqm North/South facing allotment, this abode is the epitome of modern minimalism and efficiency. Polished concrete floors seamlessly flow throughout the home, reflecting the abundance of natural light that floods the space and the interior's recent paint refresh adds to the home's appeal, offering a canvas of modernity ready for personal touches. Paired with tall 3-meter ceilings, the airy openness of this villa is immediately apparent, accentuating the sense of volume and sophistication. The open-plan kitchen, dining and lounge area, offers a split cycle air conditioner while the modern kitchen, functional and elegant, boasts stainless steel appliances and a Siemens dish-drawer dishwasher that blends in perfectly with the aesthetic. Sliding patio doors lead to an intimate outdoor sanctuary that invites relaxation and entertainment against the backdrop of the sky. Beyond the central living area lies a versatile space, offering the flexibility to serve as a second living area, a formal lounge, or the home office. A dedicated front entry room provides a welcoming introduction to the villa, leading to a smart European-style laundry ingeniously incorporated, optimising convenience without sacrificing on style. The property accommodates two carpeted bedrooms, each fitted with ceiling fan, while bedroom one features a practical built-in robe, with the adjacent bathroom serving both bedrooms with easy access. Outside, a single carport supplemented by street parking caters to your vehicular needs. Located just moments from the leisurely amenities of Waterford Circuit, with its tennis courts, playground and picturesque lake, this home is nestled in a community that celebrates active and engaged living. The low-maintenance garden and exposed aggregate driveway and paths ensure that upkeep is minimal, allowing more time to enjoy the lifestyle Lightsview has to offer. Perfect for individual professionals, couples, or small families, this Lightsview courtyard villa is a beacon of chic living, promising a life of style, convenience, and ease. Additional Features: • Sleek built in speakers in the ceiling in the main living room • Pendant lights hang in the shared areas • Curtains / blinds adorn all windows and doors • Floor to ceiling mirrors on the built in wardrobe • Trio of vertical front facing windows in the front living/sitting room • Nearby schools include: Cedar College, Heritage College, St Martin's Catholic Primary School, Hillcrest Primary School, Roma Mitchell Secondary College, and Our Lady of the Sacred Heart College Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a list of recent local sales to help you with your market and value research.