

**1 Roebuck Street, Lightsview, SA 5085**



**Townhouse For Sale**

Thursday, 18 January 2024

**1 Roebuck Street, Lightsview, SA 5085**

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 1**

**Type: Townhouse**



Rosemary Auricchio  
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**\$619,000 - \$649,000**

Indulge in sophisticated living with this contemporary three-storey residence, strategically situated on a corner block to optimize space and privacy. Revel in the seamless fusion of luxury and functionality across its three expansive levels. An enticing prospect for the discerning buyer, this home boasts independent living spaces within a modern ambience. Discover the allure of three impressively spacious bedrooms and bathrooms on each floor, providing the option to sublet rooms at approximately \$250 per week. Unwind in the capacious lounge on the first floor, seamlessly connected to a private balcony for a tranquil retreat. The combined kitchen and dining area, featuring stainless steel appliances and gas cooking, serves as the heart of daily life. What We Love: - Three-storey corner block contemporary home with high fences - First-floor spacious living room with direct balcony access - Combined kitchen and meals area, equipped with breakfast servery, gas cooking and dishwasher - Main bedroom on the second floor with walk-in robe and private ensuite - Second bedroom on the ground floor with walk-in robe and private ensuite - Third bedroom on second floor with direct balcony access - Combined laundry and third bathroom facility on the first floor - Private courtyard for entertaining - Extra lockable storage space outside in courtyard - Floating floors and lush carpet throughout - Single automatic garage space for one car + driveway access for another - Solar power installed - The third-level bedroom with balcony offers the perfect vantage point for daily sunrise views, making it a prime location - Upgrades include private secure fencing and UV-blocking blinds - Access the city bus stop just a 2-minute stroll away Situated in the sought-after Lightsvue area, this property, with its elevated fences, offers a secure and private oasis. Embrace the lifestyle with picturesque walking trails by the lake, accessible just a stone's throw away. Public transport at your doorstep and local shops and eateries within meters ensure the perfect blend of modern living and suburban tranquillity in this charming residence. Get in touch with Rosemary Auricchio on 0418 656 386 or Nick Carpinelli on 0403 347 849 to find out more about the property. 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