

**10 Brandis Way, Lightsview, SA 5085**



**House For Sale**

Monday, 22 April 2024

10 Brandis Way, Lightsview, SA 5085

**Bedrooms: 3**

**Bathrooms: 2**

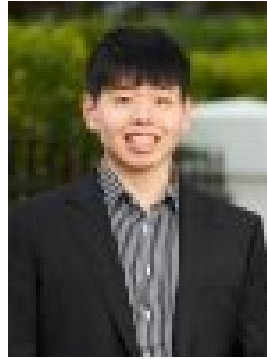
**Parkings: 2**

**Area: 371 m2**

**Type: House**



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Miguel Zhang  
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## Auction On-Site Saturday 11th May 12:00PM

Lowset, low maintenance and oh so lovable, 10 Brandis Way - a well-kept secret tucked away in this unassuming corner of the thriving inner north where leafy reserves, scenic walking trails and local cafés are but a stone's throw away - delivers the picture-perfect entry into Adelaide's thriving property market. Behind a manicured frontage with feature Frangipani and blooming roses, enter to understated modern contemporary ease as this well-conceived footprint captures a cosy second living zone enroute to the free-flowing and open-plan entertaining. All eyes on the resident chef, get ready to socialise as you serve across spacious bench tops, and where delicious casual eats and good conversation set the tone for wholesome mid-week dinners as much as fun-filled and vino-inspired weekend get-togethers with friends. Merging that ideal size that'll see young couples looking for room to grow, as well as lifestyle-loving downsizers keen to keep space for grandchildren guests, brimming with welcome living options. With a feature-full master bedroom at entry enjoying the gentle breeze of a ceiling fan, walk-in wardrobe and private ensuite, along with 2 additional bedrooms (one wonderfully large and the other more than ample), and a central bathroom featuring separate shower and relaxing spa bath... comfort and convenience hit the mark here. Well catered for all-season fun, step outside to discover a sweeping, all-weather alfresco area where a pitched pergola adds a lofty and light-filled feel to your morning coffee routines, sunny weekend lunches or balmy evenings with friends. And when the weather turns, turn on your cosy ducted AC for full-house climate control, while a double garage and garden shed add plenty of extra storage options. Around the corner from both the vibrant Northgate and Lightsview Shopping hubs, the hugely popular Northgate Reserve a leisurely stroll from your front door, as well as Sefton Plaza & Target moments away and enroute to Adelaide CBD a quick 8km door to door.

**FEATURES WE LOVE**

- Beautifully presented free-flowing footprint gliding over porcelain tile floors, ambient LED downlights, ducted AC throughout for year-round comfort, as well as solar system for lower energy bills
- Light, bright and airy open-plan kitchen, dining and living combining for one charming entertaining hub
- Spacious modern chef's zone flush with great bench top space and breakfast bar, abundant cabinetry and cupboards, Pura-tap, and stainless appliances including dishwasher
- Lovely master bedroom featuring ceiling fan, WIR and private ensuite
- 2 additional bedrooms, both with ceiling fans and BIRs
- Neat and tidy contemporary bathroom featuring separate shower and soothing spa bath
- Practical laundry with storage, built-in cupboards in the double garage, as well as handy garden shed
- Charming outdoor alfresco entertaining featuring all-weather pergola with ceiling fan, and low maintenance sandstone paving
- Easy-care front and rear lawns with established flowering greenery and feature trees

**LOCATION**

- Well-positioned on the fringe of the hugely sought-after and designer suburb of Lightsview with manicured parks and leafy reserves at arm's reach
- Around the corner from Lightsview Village and Northgate Shopping Centre for easy access to all your shopping needs
- Popular local cafés and eateries dotted throughout the area, the bustling Sefton Plaza & Target 5-minutes away, and the CBD in under 15

**Auction Pricing** - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

**Vendors Statement:** The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

**Norwood RLA 278530 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.

**Property Details:** Council | Port Adelaide Enfield Zone | MPN - Master Planned Neighbourhood \EAC - Emerging Activity Centre \Land | 371sqm (Approx.) House | 228sqm (Approx.) Built | 2005 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa