

**10 Piccadilly Way, Lightsview, SA 5085**



**Sold House**

Friday, 11 August 2023

10 Piccadilly Way, Lightsview, SA 5085

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 308 m2**

**Type: House**

**\$1,080,000**

If being part of a neighbourhood with a strong sense of community rates high on your priority list, then you can't afford to let this luxurious five-bedroom residence in the leafy, park-filled surrounds of Lightsview slip through your fingers. Behind a mixed-material modern façade framing dual upper balconies, domestic bliss awaits with a thoughtful floorplan that spaces multiple-living areas across the two levels - each enjoying the seasonal comforts that come with ducted AC. In the sumptuously tiled ground floor, a hallway separates the formal lounge at the front from a more casual combined living/dining area - overlooked by a sleek, handle-free, designer kitchen with premium mod cons and feature pendants above its island dining bar and extending through sliders onto a lawned backyard with decorative perimeter screening and a tranquil water feature. Upstairs, hybrid timber floors span the living areas and sleeping quarters - with a family room/rumpus serving three kids' bedrooms (or two and a study), a common balcony off the landing, and a swish master suite with a floor-to-ceiling tiled ensuite, private balcony and a big walk-in-robe. An exceptionally luxe family bathroom with generous shower recess, bath and separately housed vanity and WC to eliminate peak-hour traffic jams - serves the upstairs beds while below, a handy powder room close to the laundry is great for guests and the fifth bedroom has its own ensuite. Lightsview is a recreation lovers' paradise with a full-service Community and Sports Centre onsite, along with a smorgasbord of parks including the Waterford Reserve and Lake just 300m away and - soon - its very own shopping centre in the form of Lightsview Village. Until then, from your double garage, it's only a 3-minute drive to Greenacres Shopping Centre for everyday essentials or 15 to Tea Tree Plaza. Stroll to Hillcrest Primary in 10 minutes or it's 8 in the car to Roma Mitchell and Avenues Colleges.

**KEY FEATURES**

- Ducted AC throughout two spacious levels with multiple living areas to gather and retreat
- Formal lounge downstairs along with an open-plan living/dining room at the rear next to a super-deluxe chef's kitchen with a walk-in-pantry and seamless cabinetry
- Bonus family/rumpus room upstairs, as well as a separate sitting area on the landing with front balcony access
- Five bedrooms: four upstairs - two with built-in-robos, the third a great option for a study, and the master with its own balcony, a walk-in-robe and chic ensuite; a handy guest room sits below with its own ensuite
- Deluxe family bathroom on upper level with shower, tub and separate vanity/WC
- Luxurious large format floor tiling on the ground floor with hybrid timber floors above
- Double garage with internal entry, low upkeep fully fenced lawned rear yard for safe play by children and pets
- Near new 6kw solar system installed

**LOCATION**

- Meet your neighbours over a game of basketball, netball or volleyball at The Lights Community and Sports Centre (a 3-minute drive)
- Smash out a few winners at the Waterford Circuit Tennis Courts (less than 5-minute walk)
- 10-minute stroll to Hillcrest Primary School or 8 minutes' drive to Roma Mitchell Secondary College and Avenues College
- Excellent proximity to top public transport connections across Adelaide
- Waterford Reserve and Lake just 300m away
- 3-minute drive to Greenacres shops, 4 to Woolies Northgate & 15 to Westfield TTP
- Only 8km to the CBD

**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. Ray White Norwood are taking preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing will be required at any open inspection.

**Property Details:** Council | Port Adelaide Enfield Zone | MPN - Master Planned Neighbourhood \EAC - Emerging Activity Centre \Land | 275sqm (Approx.) House | 308sqm (Approx.) Built | 2019 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa