

**16 Beaumont Street, Lightsview, SA 5085**

**HARRIS**

**House For Sale**

Wednesday, 29 May 2024

16 Beaumont Street, Lightsview, SA 5085

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 165 m2**

**Type: House**



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## Best Offers By 10am Tuesday 11th of June (USP)

Best offers by 10am Tuesday 11th of June (USP) Tom Dunstan & Harris Real Estate welcome you to 16 Beaumont Street, a stunning property nestled in the vibrant and highly sought-after suburb of Lightsview. This home offers the perfect blend of modern living and convenience, with close proximity to parks, shopping centres, and top-rated schools. Experience the best of suburban life while being just a short drive from the heart of Adelaide. As you step through the front door, you are greeted by high ceilings that create a sense of grandeur and space. The entryway seamlessly leads you into a large open plan living area, designed to be the heart of the home. This expansive space is perfect for both relaxing with family and entertaining guests, filled with natural light and offering a warm, inviting atmosphere. The kitchen is a chef's delight, featuring a stylish breakfast bar, a gas cooktop, and an abundance of cupboard space. Whether you're preparing a quick meal or hosting a dinner party, this kitchen has everything you need to make cooking a pleasure. The contemporary design and high-quality finishes make this space as beautiful as it is functional. Moving upstairs, you will find three generously sized bedrooms, each equipped with built-in wardrobes for ample storage. The centrally located main bathroom serves these bedrooms, while the master suite boasts an ensuite complete with a double vanity and a spacious shower. The master bedroom also features a large balcony, offering a private retreat where you can unwind and enjoy the serene views of the neighbourhood. What we love: - Ducted reverse cycle air-conditioning throughout - 2.7m ceilings upon entering - Instant gas hot water service - Panel lift automatic garage door - Downstairs guest bathroom - Understairs storage - Master suite balcony - Double vanity and spacious shower in ensuite - All bedrooms boasting built in wardrobes - Property currently on a periodic lease for \$580 per week. Feel free to reach out to Tom Dunstan on 0433 594 835 for further information or to organise a private inspection. Living in Lightsview offers an array of benefits, making it an ideal choice for families and professionals alike. The suburb is known for its modern amenities, beautifully landscaped parks, and community-oriented design. With a variety of shopping centres, top-rated schools, and excellent public transport links, everything you need is right at your doorstep. Additionally, Lightsview's close proximity to Adelaide's city centre allows for a seamless blend of suburban tranquillity and urban convenience, ensuring a high quality of life for its residents. Specifications: CT / 6135/964 Council / Port Adelaide Enfield Zoning / MPN Built / 2015 Land / 165m<sup>2</sup> (approx) Frontage / 6m Council Rates / \$1,244.50pa Emergency Services Levy / \$157.25pa SA Water / \$pq Estimated rental assessment: \$640 - \$680 p/w (Written rental assessment can be provided upon request) Nearby Schools / Northfield P.S, Hampstead P.S, Enfield P.S, Hillcrest P.S, Blair Athol North B-6 School, Roma Mitchell Secondary College Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 330069