

305/62 City View Boulevard, Lightsview, SA 5085

ALL ADELAIDE

House For Sale

Tuesday, 6 February 2024

305/62 City View Boulevard, Lightsview, SA 5085

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 123 m2

Type: House



Deep Solanki
0426697852



Blake Bryant
0476957176

Auction On site: Saturday 24th of February 6:00pm

Perfectly positioned in a desirable third-floor, corner location, offering panoramic views from the hills to the city and sea, this rare earth offering features the very best of contemporary luxury apartment living. Sit back and relax with dual balconies providing uninterrupted views from the Adelaide Hills, to the City, Semaphore Beach and Port Adelaide, and enjoy romantic sunsets every night from the comfort of your living room. Located in a fabulous modern building with valuable amenities, including a swimming pool, gym, secure parking for one vehicle, two storage areas, lift access, audio doorbell, and remote access, the apartment promises a luxurious lifestyle, located just around the corner from the Lightsview Playground, Lake & Tennis courts. Sleek tiled floors, fresh neutral tones, square set ceilings, and LED downlights flow throughout the generous open-plan design where a wall of windows offers uninterrupted views. Double glazed windows and ducted reverse cycle air-conditioning ensure your year-round comfort. A bright modern kitchen overlooks the living area featuring a sweeping bench, stainless steel appliances, induction cooktop, crisp modern cabinetry, wide breakfast bar, double sink and ample cupboard space. The apartment boasts 2 generous bedrooms, both double bed capable, both with ceiling fans, balcony access and built-in robes with mirror doors. Bedroom 1 has a sparkling ensuite bathroom, while bedroom 2 has easy access to the main bathroom. Both bathrooms have been updated with sophisticated finishing and heated towel racks. Two separate balconies provide great alfresco entertaining spaces with plenty of room for the barbecue and outdoor setting. Entertain alfresco style as you watch the ever-changing weather patterns. Set in a sought-after locale that is seldom available, this desirable apartment will appeal to investors, first-homebuyers, up-scalers, and retirees. Your inspection is paramount. Briefly: * Contemporary 2 bedroom apartment in fabulous modern building* Panoramic views from the hills, to the city, to the sea* 2 separate balconies with 4 different access points* Sleek tiled floors, fresh neutral tones, square set ceilings and LED downlights* Large open plan living/dining room with integrated kitchen* Kitchen offering stone look laminate bench tops, stainless steel appliances, induction cooktop, crisp modern cabinetry, wide breakfast bar, double sink and ample cupboard space* Double glazed windows for your privacy and comfort* Ducted reverse cycle air-conditioning* 2 spacious bedrooms, both with ceiling fans, balcony access and built-in robes with mirror doors* Bedroom 1 with ensuite bathroom* Bedroom 2 with easy access to the main bathroom* Clever hideaway European style laundry* Secure under cover parking space * Two separate storage areas one located on level 1 and 1 large storage facility in the car park * Community swimming pool and gymnasium* Entrance foyer and lift access* Audio doorbell and remote door release Perfectly located in the heart of Lightsview and within reach of all desirable amenities, Northgate Village Shopping Centre is a casual walk along the boulevard. The Lightsview Lake, playground and tennis courts are just a short stroll away through some magnificent gardens, the perfect setting for your daily recreation and relaxation. Public transport is a breeze with a bus stop 100 metres away with a "direct to the city" bus route. Adelaide CBD is only a short 9km away. Quality schools including Heritage College and Cedar College are at your doorstep along with Hampstead, Vale Park and Hillcrest Primary Schools. 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. The vendor's statement (Form 1) will be made available at 193 North East Road Hampstead Gardens for 3 consecutive business days prior to the Auction as well as at the premises on the day 30 minutes prior to the Auction.