

31 Julian Street, Lightsview, SA 5085

Boffo

Townhouse For Sale

Wednesday, 12 June 2024

31 Julian Street, Lightsview, SA 5085

Bedrooms: 3

Bathrooms: 3

Parkings: 1

Type: Townhouse



Fadi Oudih
0882697711



Surinder Singh
0882697711

Auction \$635,000

Auction Location: On Site Embrace the epitome of modern living with this remarkable three-bedroom Torrens Titled townhouse nestled in the sought-after community of Lightsview. Designed with impeccable style and thoughtful attention to detail, this stunning residence offers a harmonious blend of comfort and style. Discover a warm and inviting living room that bathes in an abundance of natural light. The carefully designed layout creates a sense of openness and comfort, making it the ideal space for relaxation and gathering with loved ones. Adjacent to the living room, a picturesque balcony awaits, providing a serene setting to unwind and enjoy a refreshing drink while soaking in the beautiful surroundings. The kitchen is equipped with a gas cooktop and offers both functionality and style. The in-style benchtops exude elegance, while the island bench provides ample workspace and a gathering point for friends and family. Enjoy the convenience of a low-maintenance courtyard, perfect for hosting gatherings with loved ones or creating your own private oasis. Completing the layout is the convenience of an additional bathroom and laundry. To enhance practicality, a secure carport provides peace of mind. Additionally, ample storage space throughout the townhouse ensures that you have plenty of room to organise and store your belongings, reducing clutter and maximising the overall functionality of the home. Whether you're a first-time buyer, a downsizer, or an investor searching for a valuable property, this townhouse ticks all the boxes. Don't miss out on the chance to own a quality residence in this stunning location.

Upper level comprising:- Bedroom 1 with walk-in robe, ceiling fan, split system air-conditioning and ensuite with his and hers basins- Bedroom 3 with ceiling fan and sliding doors opening out to the private balcony offering the perfect spot to enjoy your morning coffee

Middle level comprising:- Light-filled living area flowing seamlessly through glass sliding doors to the private balcony- Contemporary kitchen with a suite of stainless-steel appliances including oven and gas cooktop, pantry and island bench with breakfast bar- Meal area adjacent kitchen- Stylish modern main bathroom complete with laundry facilities

Lower level comprising of:- Bedroom 2 with walk-in robe and an ensuite- Courtyard, providing the perfect space to relax or entertain friends and family- Under stairs storage- Single carport with automatic door- Solar electrical system

The suburb of Lightsview has been carefully designed with attention to convenience and open spaces, incorporating pedestrian linkages, 15 hectares of local parks and public reserves, public transport and cycling routes. Located close to Northgate Shopping Centre and a variety of excellent public and private schools. All this and only 7km (approximately) to all the cafes and shopping North Adelaide has to offer and the vibrant Adelaide Oval River precinct and less than 11km (approximately) to the CBD. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. RLA 313174