

37 Tiara Street, Lightsview, SA 5085



House For Sale

Tuesday, 13 February 2024

37 Tiara Street, Lightsview, SA 5085

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 239 m2

Type: House



Mannas Chan
0451858389



Miguel Zhang
0410208912

Auction On-Site Saturday 2nd March 10:30AM

Enjoy the luxury entrance with high ceiling! Perfectly modern and perfectly homely Get ready to live the Lightsview lifestyle with this three story house situated in a peaceful, low traffic street. Positioned perfectly amongst other quality homes, the townhouse offers quality fixtures and fittings throughout across a generous, modern 3 bedroom design. From the cleverly designed, innovative floor plan down to the finest detail, every part of this home has been impeccably planned and perfectly executed creating the ultimate blend of functionality, style, space and privacy. Features that make this home special:

Lower Level:

- High ceilings
- Light filled open plan family and meals area
- Stunning kitchen with gas cooktop, walk-in pantry, Miele dishwasher and ample bench and cupboard space
- Valuable third toilet/powder room
- European style laundry
- Stylish undercover outdoor entertaining area with deck and built in BBQ featuring a concrete benchtop
- Valuable second living area with additional storage
- Ducted reverse-cycle air-conditioning
- Double garage with automatic panel lift door accessed through rear lane

Upper Level:

- Spacious master bedroom with walk in robe and on-trend ensuite featuring floor to ceiling tiles, frameless shower with niche and wall-hung vanity
- Oversized balcony/living space directly off master bedroom
- Bedrooms 2 and 3, both with built-in robes
- Study/Media nook and additional storage
- Sparkling and on-trend main bathroom with full sized bathtub and shower
- High ceilings
- Ducted reverse-cycle air-conditioning

Ideally located amongst with all urban amenities at your door step. There are numerous reserves and parks at your doorstep, perfect for your daily exercise and great for the younger family. The corner allotment is adjacent to the Lightsview Adventure Playground plus Patta Avenue Playground is a short stroll down the road. Shopping at Northgate Plaza is a modern and relaxing experience. Public transport a short walk to East Parkway Choose from unzoned local primary schools including Hampstead Primary, Hillcrest Primary, Enfield Primary and Northfield Primary School. The zoned secondary school is Roma Mitchell Secondary College. Local private schooling can be found nearby at St Martin's, St Pius, Cedar College, Heritage College, Burc College and St Pauls College Zoning information is obtained from www.education.sa.gov.au Purchasers are responsible for ensuring by independent verification its accuracy, currency or completeness

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 | TBC Zone | TBC Land | 165sqm (Approx.) House | 239sqm (Approx.) Built | TBC Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa