

38 Parna Lane, Lightsview, SA 5085



Sold Townhouse

Monday, 4 September 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 227 m2

Type: Townhouse

Contact agent

The Phone Code for this property is: 35850. Please quote this number when phoning or texting. Unmissable Opportunity: Must Sell! This modern gem, priced between \$750,000 - \$790,000, offers incredible value and an unbeatable chance to secure your dream home. Act fast - this urgent sale won't wait for long! Open inspections have concluded, and due to high demand, all future viewings are available by appointment only. Act quickly to secure your spot! Embrace leisure and convenience in this stylish townhouse located in the sought-after Lightsview neighborhood. Just a stone's throw away from the serene Waterford Reserve and lake, your weekends can be spent leisurely strolling and unwinding at the local Jibbi & Co café before returning to the modern comfort of this sunlit home.

Key Features: Spread across two levels, this home presents a thoughtfully designed floorplan. This lovely house features a sunlit open-plan kitchen, living, and dining area that connects to a private courtyard, creating a delightful indoor-outdoor flow. Additionally, you'll find two full bathrooms, a convenient guest toilet, four spacious bedrooms and an additional workshop. This property boasts park frontage, making it a delightful retreat while also being conveniently situated within walking distance of two playgrounds, making it a perfect haven for families with children. Additionally, you'll find two charming cafes just a stroll away, perfect for enjoying your morning coffee or casual dining.

Lower Floor: Generous 2.7-meter ceilings enhance the spacious feel throughout. The heart of this home, a spacious contemporary kitchen, boasts top-of-the-range appliances, including a 900mm oven, gas stove top, and dishwasher. Ample storage solutions, including a large under-stair storage area, ensure a clutter-free living environment. The laundry room connects to a laundry chute from upstairs and leads to a spacious double garage with an epoxy floor adding a touch of luxury. Step outside to the private courtyard, equipped with a gas line provision for a BBQ and an outdoor rangehood, making outdoor living and entertaining a breeze. Additionally, a workshop or creative space caters to your family's diverse needs.

Upper Floor: As you ascend to the upper floor, you'll find your private retreat, designed for tranquillity and seclusion. The master suite is an attractive retreat, featuring an ensuite bathroom with a luxurious double shower and a walk-in closet with ample space. Two generously sized bedrooms feature wall-to-wall built-in robes and share their own bathroom. The fourth bedroom, with its own child-safe balcony, offers versatility as a bedroom, dedicated study, nursery, fitness area, or more. Additional storage is provided by a sizable linen cupboard.

Experience year-round comfort with ducted air conditioning and heating. The property embraces sustainability with solar panels (5.5kW, 20 panel system), promoting energy efficiency and a reduced carbon footprint. Enhanced safety and peace of mind come from the security system and intercom. The property is Torrens Title and Rates are approx \$1400 per annum.

Location Highlights: Situated within the carefully designed suburb of Lightsview, this home enjoys a community built around convenience and open spaces. This property within With pedestrian linkages, 15 hectares of local parks and public reserves, and a network of public transport and cycling routes, you'll have ample opportunities for leisure and connection. Proximity to the Northgate Shopping Centre ensures your retail needs are met. Families will appreciate the array of excellent public and private schools nearby. Moreover, the vibrant cafes and shopping of North Adelaide are just 8km away, along with the iconic Adelaide Oval River precinct. For those who seek the buzz of the city, the CBD is less than 9km away, offering easy access to urban amenities.

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