

**38A Redward Avenue, Lightsview, SA 5085**



**House For Sale**

Tuesday, 26 September 2023

38A Redward Avenue, Lightsview, SA 5085

**Bedrooms: 4**

**Bathrooms: 3**

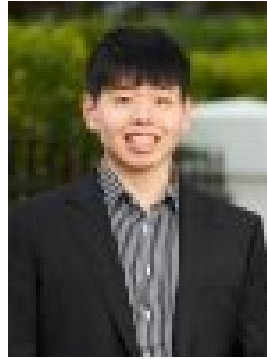
**Parkings: 1**

**Area: 363 m2**

**Type: House**



Mannas Chan  
0451858389



Miguel Zhang  
0410208912

## Auction On-Site Saturday 6th April 11:00AM

This stylish, low maintenance entertainer keeps your family's best interests at heart as the well-conceived 4-bedroom and 2-living footprint spills with creature comfort and excellent feature in the thriving inner north-east. For just that little bit extra there is secure car space for up to three cars, convenience for the whole family! A sparkling modern build gliding over easy-clean tile floors and glowing ambient downlighting, make the most of versatile everyday life with cosy and central lounge area giving way to the light-filled open-plan hub for no shortage of space to relax and unwind or enjoy open-house entertaining. With a sleek, stone-topped chef's zone inspiring nightly culinary triumphs, this designer kitchen is ready to serve and socialise as you host friends for delicious dinners or keep an eye on the kids as they hit their homework or play inside or out. A wide central slider opens to the lovely all-weather alfresco area and sunny backyard beyond where a sunbathed lush lawn blends fresh air playtime with fun-filled weekend barbeques that go long into the night. Delivering a lifestyle of everyday ease, three of the four bedrooms enjoy ensuite access, while also giving options to have a functional office for those working from home. Along with ducted AC and bill-busting solar panels, 38A Redward Avenue showcases a swathe of surprises that go well beyond your usual family home essentials. Together with a raft of Lightsview's pristine parks and playgrounds for plenty of outdoors adventure, popular local cafés and tempting takeaway eateries to give you an excuse not to cook, Hampstead Primary a stone's throw away for hassle-free morning commutes, and a choice of vibrant shopping precincts all at arm's reach - this is every bit a lifestyle opportunity that keep you happy well into your family's the future.

**FEATURES WE LOVE**

- Sparkling open-plan kitchen, dining and family area offering wonderful entertaining and everyday living potential
- Spacious, stone-topped designer kitchen with huge island, sleek cabinetry and cupboards, large pantry, and gleaming stainless appliances including dishwasher
- Generous master bedroom featuring large WIR and ensuite
- 3 more double bedrooms, two with BIRs, one with private ensuite, and the third a home office/study option
- Cosy second lounge area offering more essential living or entertaining space
- Ducted AC throughout for year-round climate comfort and solar system for lower energy bills
- Wide all-weather alfresco area overlooking a neat and sunny lawn for plenty of low maintenance space for the kids to play
- Handy garden shed for all storage needs
- Secure single car garage and drive way space for a further 2 cars
- Provision to put in electronic front gate

**LOCATION**

- A leisurely walk to nearby parks and playgrounds, as well as Hampstead Primary School
- Moments to Lightsview Community and Sport Centre, and Lightsview Adventure Playground
- A short stroll to Lightsview Lake, ideal for family picnics and sun soaked walks
- Just 4-minutes to Greenacres Shopping Centre and 6-minutes to the bustling Sefton Plaza for all your shopping and amenity needs
- Only 5km to Melbourne Street North Adelaide with the CBD just beyond
- Conveniently located close to Our Lady of the Sacred Heart College, St. Martins Catholic Primary School, and Roma Mitchell Secondary College

**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 | Port Adelaide Enfield Zone | GN - General Neighbourhood \\ Land | 363sqm (Approx.) House | 220.2sqm (Approx.) Built | 2015 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa