

# 4 Proclamation Road, Lightsview, SA 5085

NOAKES  
NICKOLAS

## Sold House

Wednesday, 6 September 2023

4 Proclamation Road, Lightsview, SA 5085

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 344 m<sup>2</sup>

Type: House



Callan Eames  
0881663989

**\$1,160,000**

Auction on Saturday the 23rd of September at 9:30AM (Unless Sold Prior). A sparkling showcase of superbly spacious living purpose-built for the modern household and nestled in the heart of this thriving, designer pocket no-less, 4 Proclamation Road delivers a sleek and stylish home spilling with lifestyle emphasis that's nothing short of a dream come true. Flooding with natural light, enjoy a beautiful free-flowing footprint gliding over solid wood Tasmanian oak floors, and where the gleaming stone-topped chef's zone with sprawling bench tops and bar provide picture-perfect vantage to socialise and scan the dining and living zones. Made for a masterclass of open-plan entertaining, this elegant hub spills outside to a sweeping, timber-decked alfresco overlooking a manicured backyard letting you host friends and family for sunny lunches and welcome weekend get-togethers no matter the season. Featuring a wonderfully adaptable floorplan that sees a ground floor formal lounge, guest bedroom and full bathroom, as well as a light-filled second level providing yet another relaxing retreat with floating floorboards to unwind or let the kids play, two double bedrooms with built-ins, bright and airy bathroom, and stunning master featuring private balcony, walk-through wardrobe and a luxe ensuite for no shortage of luxury to your everyday living. With bucket loads of family-friendly appeal starting with pristine parks and walking trails all at arm's reach, cooee to the hugely popular Northgate Reserve offering endless weekend adventure, a choice of schools a heartbeat away, as well as the vibrant Northgate village an easy 850m from your front door for all your daily essentials – there's a reason why Lightsview has become the new lifestyle destination. FEATURES WE LOVE- Bill-reducing 13kW solar panels - Beautifully light-filled open-plan kitchen, living and dining spilling with natural light and combining for one elegant, entertaining hub- Solid wood Tasmanian oak through lower level and staircase- Sparkling white-on-white designer chef's zone featuring sprawling stone bench top space, crisp cabinetry, hanging pendants, and gleaming stainless appliances including in-wall oven and 2-drawer dishwasher- Superb outdoor living potential with an all-weather alfresco gliding over timber decking offering seamless warm weather entertaining- Open and airy second level delivering a cosy retreat, 2 spacious carpeted bedrooms with BIRs and ceiling fans, and light and bright bathroom featuring separate shower and tub, as well as separate WC and powder area- Deluxe master bedroom opening to a splendid balcony, wide WIR, ceiling fan and private dual-vanity ensuite- Ground floor formal lounge, perfect for movie marathons with the kids or a dedicated playroom- 4th (guest) bedroom or inspiring home office- Full ground floor bathroom, family-friendly laundry and understairs storage- Ambient LED downlights and powerful ducted AC throughout for year-round comfort- Double garage with auto roller door and designer frontage LOCATION- Only 8km to the CBD Strolling distance to a variety of leafy parks and pristine walking paths, as well as the lush Northgate Reserve- 2-minutes to the bustling Northgate Village for all your everyday shopping needs, with Greenacres and Sefton Plaza offering additional nearby options- Moments to the new Lightsview Village shopping precinct, almost near completion- Moments to Cedar College, Hillcrest Primary and Roma Mitchell Secondary, and only 10-minutes to North Adelaide Land Size: 344sqm Frontage: 12.5m Year Built: TBA Title: Torrens Council: City of Port Adelaide Enfield Council Rates: TBASA Water: TBAES Levy: TBA Disclaimer: 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.