

42 Nottage Road, Lightsview, SA 5085

HARRIS

Sold House

Thursday, 4 April 2024

42 Nottage Road, Lightsview, SA 5085

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 171 m2

Type: House



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\$576,500

If you're on the hunt for that elusive property that'll satisfy your style and feature needs without having to over-extend yourself, surely 42 Nottage Road – an ultra modern, Torrens Titled, 2-bedroom home nestled in this whisper-quiet pocket of Lightsview – is the answer you've been searching for. Well positioned at the end of this designer row of manicured homes, enjoy welcome privacy combined with endless cosmopolitan convenience. With polished concrete floors, lofty square-set ceilings, and a light-spilling interior sweeping across a long, all-in-one social hub ready to relax and unwind... this is sleek sophistication at its best. Primed for effortless entertaining too, young couples to executives with a love for hosting will have no excuse not to indulge in vino-inspired evenings as the resident foodie whips-up culinary deliciousness, all while being a comfortable conversation away from friends and family. Together with two banks of glass sliding doors, stepping out to a sunny courtyard adds easy alfresco options to the menu as well. Thoughtful interior design sees both bedrooms quietly located at the rear, where the gleaming main bathroom provides daily convenience. A front sitting area and concealed Euro-style laundry offer more space to enjoy or an open-air home office area ticking modern household needs. Utterly low maintenance with lock-and-leave ease, this secluded urban haven is but a stone's throw to the Lightsview favourite JIBBI & CO café, a raft of leafy parks and reserves encouraging an active, outdoors lifestyle, while the Northgate Shopping Centre and Lightsview Village are around the corner for excellent access to all your daily essentials. A premier suburb so close to a raft of conveniences, and perfectly placed in the heart of the inner north just 9km from the CBD... don't let this stylish entry slip through your fingers. Features you'll love:- Light-filled open-plan entertaining as the kitchen, dining, living and outdoor alfresco combine for one superb social hub- Sleek and spacious foodie's zone featuring all-black cabinetry and cupboards, and gleaming stainless appliances including dishwasher- Polished concrete floors, square-set ceilings and windows, and lofty entry/lounge with capacity for an open-air office- 2 bedrooms, both with wooden floating floors, sparkling main bathroom with skylight, split-system AC in main living and hidden Euro-style laundry- Low-maintenance courtyard with gated storage area, secure carport with auto roller door, and designer frontage featuring aggregate concrete driveway Location highlights:- A leisure stroll to JIBBI & CO café for perfectly barista-brewed coffees, and close to a raft of parks, reserves and walking trails- Around the corner from Northgate Shopping Centre and Lightsview Village for all your daily essentials, and moments further to Greenacres or Sefton Plaza & Target- A hop and a skip to bustling northern precincts like Tea Tree Plaza, and still only 15-minutes to Adelaide CBD Specifications: CT / 6095/422 Council / Port Adelaide Enfield Zoning / MPN Built / 2013 Land / 171m² (approx) Frontage / 6.2m Council Rates / \$1043.35pa Emergency Services Levy / \$118.75pa SA Water / \$153.70pa Estimated rental assessment / \$500 - \$530 per week / Written rental assessment can be provided upon request Nearby Schools / Hampstead P.S, Hillcrest P.S, Northfield P.S, Enfield P.S, Roma Mitchell Secondary College 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409