

**52 Rapid Avenue, Lightsview, SA 5085**

**HARRIS**

**Sold House**

Tuesday, 15 August 2023

52 Rapid Avenue, Lightsview, SA 5085

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 155 m2**

**Type: House**



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## Contact agent

A welcome addition to the ranks of beautifully designed homes common to this thriving north-east locale, this stylish and energy efficient 3-bedroom townhouse blends well-conceived architectural foresight with a footprint that offers unexpected versatility perfectly suited for the modern household. Behind a chic, understated frontage, enter to striking polished concrete floors flowing down a long hallway before blooming into the open-plan dining, kitchen and lounge spilling with natural light. With toasty underfloor heating and north-facing alignment delivering loads of natural warmth and ambience. The home has been designed with polished concrete floors, large void and good cross ventilation to keep it very naturally cool in summer downstairs. This elegant hub will see you basking in sunny tranquillity by day to hosting vino-inspired evenings prompted by a sleek chef's zone inspiring culinary triumphs no matter the season or reason. With glass bi-folds seamlessly extending the indoor to out, enjoy a timber-decked alfresco and pergola for picture-perfect outdoor fun overlooking a private yard of neat greenery and blue-sky views. Moving upstairs, you'll find a spacious and soft-carpeted second level giving way to two good-sized bedrooms – each with ceiling fans and skylights, handy hallway storage, main bathroom with relaxing tub and shower combo. Followed by the generous master headlined by a scenic balcony, study nook and luxe ensuite for all your daily self-care rituals. Ideal for professional couples looking for WFH and guest-stay advantage or a growing family eager to get your foot into an incredibly convenient pocket of Adelaide. Known for its lush reserves and picturesque walking trails to help start or end your day, the bustling Northgate Village a stone's throw for all your daily essentials, local cafés a-plenty, as well as city-bound public transport that'll zip you to the CBD in 15-minutes – 52 Rapid Avenue is a feature-packed stunner that promises a bright future. - Beautiful open-plan dining, kitchen and lounge combining for one elegant entertaining space as well as north-facing living alignment flooding the home with natural warmth and light- Designer kitchen with conversation-inviting bar, Corian benchtops, dual sinks, crisp cabinetry, dishwasher and gleaming stainless gas stove top and oven- Polished concrete floors with underfloor heating as well as ducted air conditioning and a handy solar system for low energy bills- Decadent master bedroom featuring large private balcony, luxe ensuite with walk-in shower and BIRs- 2 spacious bedrooms, both with ceiling fans and skylights- Stylish main bathroom with shower and bath combo- Understairs storage, ground floor guest WC and concealed Euro-style laundry- Two upstairs study nooks- Secure single car garage with shelving and monitored security system- Close to a range of manicured parks and scenic walking trails- Walking distance to Northgate Village for all your shopping and amenity needs as well as a variety popular cafés and takeaway shops nearby- Only 15-minutes to Adelaide CBD Specifications: CT / 6034/907 Council / Port Adelaide Enfield Zoning / MPN Built / 2010 Land / 155m<sup>2</sup> Frontage / 5.5m Council Rates / \$960pa (approx) Emergency Services Levy / \$114.45pa (approx) SA Water / \$146.65pq (approx) Estimated rental assessment / \$570 to \$590 per week / Written rental assessment can be provided upon request Nearby Schools / Hillcrest P.S, Hampstead 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