

6 Chard Street, Lightsvie, SA 5085



House For Sale

Tuesday, 14 November 2023

6 Chard Street, Lightsvie, SA 5085

Bedrooms: 3

Bathrooms: 2

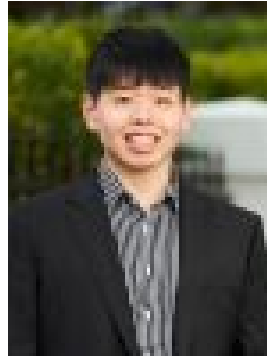
Parkings: 1

Area: 132 m2

Type: House



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Auction On-Site Sunday 3rd December 12:00PM

Quietly positioned in a peaceful, leafy street, this exciting modern townhouse boasts the very best of modern architecture, enhanced by a refreshing modern design. Enjoy the benefits of having The Lights Community and Sports Centre just around the corner, along with local lakes, reserves and coffee shops, all at your disposal, just a short walk away. Contemporary design and modern appeal flow effortlessly throughout the home. Two separate living spaces provide plenty of personal relaxation areas, while 3 generous bedrooms cater for the growing or established family. Sleek porcelain tiles, fresh neutral tones and LED downlights greet us as we enter, flowing throughout the ground floor with dignified ambience. Relax in a light filled front lounge or step on through to a generous open plan living/dining room where a quality appointed kitchen overlooks. Cook in contemporary comfort as you enjoy views over the family room through to the alfresco in court yard beyond. The kitchen boasts sleek modern gloss cabinetry, composite stone bench tops, glass splash back, double sink, wide Island breakfast bar and pantry space. Step seamlessly from the family room to outdoors and relax alfresco style on a generous portico, constructed under the main roof and overlooking a private rear courtyard where a double garage with auto panel lift door is easily accessed from the rear street. Upstairs boasts 3 double size bedrooms, all with robe amenities, all with quality carpets. The master bedroom features a large walk-in robe, ensuite bathroom and private balcony with local area views. Bedrooms 2 & 3 both offer built-in robes. A full main bathroom will cater for those busy school and work mornings, plus there's a handy downstairs laundry and ground floor powder room. A great opportunity awaits both investors and homebuyers looking for value in contemporary appeal. Briefly: * Sleek and modern, contemporary townhouse in ideal lifestyle location * Short walk to the The Lights Community and Sports Centre, local lakes, reserves & coffee shops * 2 separate living areas and 3 generous bedrooms * Open plan ground floor with sleek porcelain tiles, LED downlights and fresh neutral tones * Large family/dining room with kitchen overlooking * Kitchen boasting sleek modern gloss cabinetry, composite stone bench tops, glass splash backs, double sink, wide Island breakfast bar and pantry space * Sliding doors from living room to alfresco * Alfresco portico with LED downlights, overlooking a generous courtyard * Double garage with auto panel with door via rear street access * Master bedroom with ensuite bathroom, walk-in robe and private balcony * Bedrooms 2 & 3 with built-in robes * Stunning main bathroom * Ground floor powder room * Spacious laundry Ideally located amongst other quality town houses, with all urban amenities at your door step. There are numerous reserves and parks in the local area, perfect for your daily exercise and great for the younger family. Quality local primary schools include Hampstead Primary, Enfield Primary, Northfield Primary, Hillcrest Primary and Blair Athol North School. The zoned high school is Roma Mitchell Secondary College, while outstanding private education can be found nearby at Cedar College, Heritage College, and St Martins Primary. Shopping at Northgate Plaza or Greenacres Shopping Centre will provide a modern and relaxing experience. Public transport is just a short walk to Hampstead Road. A great opportunity to secure an architecturally designed, modern townhouse. Investors and homebuyers act fast! Inspection is highly recommended. 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 | MPN - Master Planned Neighbourhood \EAC - Emerging Activity Centre \Land | 132sqm (Approx.) House | 203sqm (Approx.) Built | 2018 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa