

**6 Gill Road, Lightsview, SA 5085**

**HARRIS**

**House For Sale**

Thursday, 16 November 2023

6 Gill Road, Lightsview, SA 5085

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 424 m2**

**Type: House**



Benjamin Tan  
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## Best Offers By 5pm Mon 4th Dec

Best offers by 5pm Monday 4th December (unless sold prior) This residence is not just a house; it's a modern family haven thoughtfully designed to cater to your every need. Experience the best of Lightsview living in this contemporary gem that effortlessly combines style, comfort, and convenience. A striking street Presence sets the tone for what to expect, from the modern open plan kitchen/living area to the over sized master suite and established producing gardens, be prepared to be impressed! The oversized Master bedroom features multiple custom windows which allow loads of natural light, large walk in robe with private ensuite with double vanity, stand alone shower and toilet. Bedrooms 2 & 3 both have their own Built in robes and the main bathroom includes bath tub, stand alone shower and single vanity, separate toilet and hand washing basin (powder-room nook). The open plan living is impressive, custom book shelves sit beside the recessed TV space which is perfect for your 70+ inch Smart TV. A Real Flame-Inspire remote controlled Gas fire place sits perfectly under the entertaining system, Ideal for those cold winter days! Well appointed kitchen with SMEG Pyrolytic Electric Built-In Double Oven and 600mm SMEG Smartsense Induction stove top, BOSCH dishwasher, Caesar stone bench tops and stacks of cabinet space. A large Caesar stone island bench with pendant lighting finish the space perfectly! Features you will love- Ceiling fans in all bedrooms and living area- Multiple out door security cameras with WIFI connectivity- 6.6kw solar system for low cost electricity use- Producing Yellow & White Peach trees, Plums and Apricot trees Passionfruit vines and Guava.- Producing veggies patch with Lettuce, Spinach, Snow peas, Garlic, Chives, dill rosemary, thyme, parsley, thyme and mint- Double garage with auto remote panel door- Mutual colour tones for timeless style- SMEG kitchen appliances- Large Laundry area with storage and bench space Charming and fruitful, this property boasts a thriving vegetable patch and a diverse collection of fruit trees, creating a delightful haven for nature enthusiasts and gardening aficionados alike. The meticulously maintained veggie patch yields a bounty of fresh, organic produce, providing a sustainable source of homegrown goodness. From crisp greens to vibrant root vegetables, the garden is a testament to the art of cultivating wholesome, nutritious fare. Specifications: CT / 6157/879 Council / Port Adelaide Enfield Zoning / MPN Built / 2016 Land / 424m<sup>2</sup> Frontage / 13.5m Council Rates / \$1386pa SA Water / \$197.99pa Estimated rental assessment / 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