

# 6 Richmond Walk, Lightsview, SA 5085



## Sold House

Tuesday, 15 August 2023

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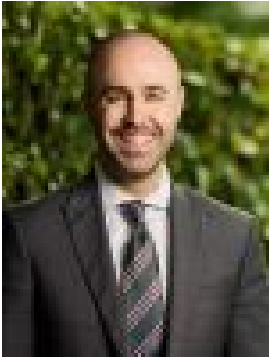
Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 173 m<sup>2</sup>

Type: House



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**\$547,600**

OFFERS CLOSING 12PM 04/07/23 Make yourself at home in this modern and inviting property offering low maintenance living with a touch of elegance. Boasting two-bedrooms and one-bathroom, this home is perfect for young professionals, downsizers, or first home buyers. As you step inside, you'll be greeted by a spacious entrance that can be used as an office or an additional living room, providing a versatile space for your needs. An open and flowing layout seamlessly connects the kitchen, meals, and family area, creating a warm and inviting atmosphere for entertaining guests or spending quality time with family. The kitchen is well-equipped featuring modern appliances with a dishwasher, gas cooktop and a beautiful wrapping preparation island with quality white stone benchtops - a chef's delight! The painted concrete floors, downlights, ceiling fan, and split system air conditioning in this space enhance the interiors and create comfort. Step outside through the sliding glass doors and you'll find a covered deck and paved patio overlooking the lovely, landscaped gardens, both offering the perfect spot to unwind or enjoy alfresco dining with family and friends. Back inside, both bedrooms are generous in size and boast built-in wardrobes and ceiling fans for added comfort, while the immaculate bathroom features a glass-enclosed shower, vanity storage and heat lamps, adding a touch of luxury to your daily routine. Parking is also a breeze with secure parking for two vehicles in the garage and covered carport, with an additional space in the driveway. The location is superb, with easy access to public transport, Waterford Circuit Tennis Courts and Playground, and multiple reserves. You'll also appreciate the proximity to Northgate and Greenacres Shopping Centres, excellent local schools, and essential amenities. Plus, the CBD is just a short 17 minute drive away, ensuring you are always close to the heart of the action!

**Property Features:**

- Two-bedroom, one-bathroom home
- Both bedrooms have carpet flooring, built-in robes and ceiling fans
- Front entrance study with a European style laundry room hidden behind bespoke doors
- Open plan family and meals area with split system air conditioning
- Modern kitchen with a dishwasher, gas cooking and white stone benchtops
- The bathroom has a large glass shower, a toilet, heat lamps, and vanity storage
- Ceiling fans in the family room and the study
- Gorgeous painted concrete flooring throughout the home
- Plantation shutters and block out blinds
- Crim safe screen door on the front entrance door
- Outdoor deck with a sunshade cover and a paved patio for entertaining
- Low maintenance landscaped gardens
- Secure parking in the garage and under the carport, with additional parking in the driveway
- Great location with easy access to public transport and amenities

**Location of Utilities:**

- TV Aerial Points - 1x family room
- Data Points - 1x study, 1x family room
- Switchboard - Left-hand side of driveway
- Electricity Box - Left-hand side of driveway
- Gas Meter - Left-hand side of driveway
- Water Meter - Front of property
- External Taps - 1x backyard, 1x front yard

The nearby unzoned primary schools are Hillcrest Primary School, Hampstead Primary School, Northfield Primary School, and Enfield Primary School. The nearby zoned secondary school is Roma Mitchell Secondary College. Information about school zones is obtained from [education.sa.gov.au](http://education.sa.gov.au). The buyer should verify its accuracy in an independent manner.

**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. Ray White Paradise are taking preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing will be required at this open inspection.

**Property Details:** Council | PORT ADELAIDE ENFIELD Zone | MPN - Master Planned Neighbourhood \EAC - Emerging Activity Centre \Land | 173sqm (Approx.) House | 123sqm (Approx.) Built | 2012 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa