

**6A Nottage Road, Lightsview, SA 5085**



**House For Sale**

Tuesday, 28 November 2023

6A Nottage Road, Lightsview, SA 5085

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Auction On-Site Saturday 16th December 1:00PM

A Metricon built home with strong street presence followed by precision interior design set an immaculate tone of stunning modern living with sweeping, open-house entertaining as 6A Nottage reveals a striking family home of sparkling space and endless comfort in the heart and centre of vibrant Lightsview. Showcasing a light-spilling and free-flowing ground floor of pure lifestyle bliss, discover your social calling with this absolute haven purpose-built for hosting friends and family whether it's gathering around the stone-topped island for casual eats and welcome company while you cook, decadent vino-inspired dinners headlined by a feature bar with bespoke cabinetry, to splendid lunches and balmy evenings of effortless alfresco flow to your spaciouly chic outdoor living. Such seamless glamour and luxe finish also meet superb family-friendly feature where a ground floor formal lounge offers another option to unwind on weekends and curl up with the kids watching the latest blockbuster, while upstairs sees a cosy second living area, along with a versatile 4-bedroom footprint including balcony-helmed master suite with full private bathroom featuring sumptuous bath for perfectly relaxing candle-lit soaks. This feature floor-to-ceiling tiling and gleaming ensuite aesthetic continues to the main bathroom that also sees separate shower and bath, as well as a ground floor guest WC and family-friendly laundry with additional storage. Such creature comforts elegant finish doesn't end there either as zone ducted AC throughout powered bill-busting solar panels, a full butler's pantry, and sunbathed timber decking with strip lighting ending with a body-tingling bubbling jacuzzi for unrivalled ends to your evenings elevate this stylish property to a high-spec finish fitting of this beautifully designer suburb. With a raft of pristine parks and reserves at hand inviting plenty of revitalising outdoor activity, moments to nearby schools for stress-free morning commutes, a short stroll to the local favourite Jibbi & Co for barista-brewed coffees, and a stone's throw to the bustling Northgate Village for all your daily essentials - this dazzling ultra-modern property just 8.5km to the CBD promises the brightest of futures.

**FEATURES WE LOVE**

- Multi-award winning builder- Metricon home
- Flawless open-plan entertaining potential as the designer Two Pack kitchen, spacious dining and living combine for one elegant social hub
- Sparkling stone-topped chef's zone featuring large island and bar, pendant lighting, sweeping bench top space, seamless cabinetry and cupboards, full butler's pantry and gleaming stainless appliances
- Chic all-weather outdoor alfresco, as well as sunny timber deck and sumptuous jacuzzi for the ultimate in relaxation
- Light-filled ground floor formal lounge for more great entertaining options
- Cosy upstairs living area or kids' retreat
- Gorgeous master bedroom featuring private balcony behind near wall-to-wall windows and huge ensuite with separate shower and bath
- 3 additional ample-sized bedrooms well positioned to the stylish main bathroom, also featuring separate shower and bathtub
- 2 full bathrooms and 3 toilets
- Family-friendly laundry, guest WC, ducted AC throughout and solar system for lower energy bills
- Double garage with auto panel lift door and striking street frontage

**LOCATION**

- Arm's reach to manicured parks, playgrounds and reserves, as well as handy public transport options
- Around the corner from Hillcrest Primary and moments further to Roma Mitchell Secondary for easy schooling options
- Just 4-minutes to Northgate Village for all your everyday shopping needs, and a quick 15-minutes to Adelaide CBD

**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 | 344sqm (Approx.) House | 328.9sqm (Approx.) Built | 2014 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa