

7 Francis Street, Lightsview, SA 5085

HARRIS

Sold House

Wednesday, 28 February 2024

7 Francis Street, Lightsview, SA 5085

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 344 m2

Type: House



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\$1,285,000

With understated opulence and luxury setting the benchmark high for your next step, embrace impeccable entertaining brilliance and endless family-friendly bliss as 7 Francis Street captures the epitome of urban escapes in the designer heart of Lightsview. Fusing flawless modern living with staggering family-friendly functionality, this breathtaking property achieves an impressive ease to do as you please. From stunning open-plan hosting potential where the dining, family and chic alfresco all combine for one remarkable space to savour vino-inspired evenings and summer-season catch-ups, a decadent formal lounge at entry spilling with natural light by day and the cosiest of retreats by night, to the lofty upstairs sanctuary crowing the kids' quarters with a place to rule for themselves... this sweeping footprint of nearly 300m² delivers unrivalled and utterly enviable lifestyle finesse. Headlining the ground floor and sparking culinary joy is a gleaming chef's zone more than up to the task of feeding a house full of ravenous dinner guests as much as it is ready to handle the morning rush. Well-equipped with seamless soft-closing cabinetry, stainless European appliances, as well as butler's pantry – keeping the household nourished is simply no stress. Speaking of the all-important family members, with 3 beautifully spacious upstairs bedrooms nestled around the stylish main bathroom featuring dual-vanity powder area, the balcony-helmed master wing with walk-in wardrobe and luxe ensuite, and dedicated ground level home office; no interior design detail has been missed in this perfectly-conceived haven. Surrounded by manicured reserves and rows of immaculate modern homes, Lightsview brings an uncanny sophistication to suburban life. And not without its daily conveniences either; primed for all ages, you'll find local schools, popular cafés and vibrant shopping hubs all at arm's reach that give this central north-eastern pocket its sought-after appeal. Features you'll love:- Free-flowing ground level gliding over large format porcelain tiles, and into the stunning and sparkling open-plan entertaining of incredible indoor-outdoor lifestyle potential- Gleaming luxury kitchen featuring stone bench tops, island and breakfast bar, pendant lighting, in-built coffee machine, endless cabinetry and cupboards including butler's pantry, and stainless appliances- Superb outdoor hosting with a chic all-weather alfresco helmed by an in-built BBQ zone for picture-perfect weekends and balmy twilight evenings- Soft-carpeted formal lounge for more great relaxing and entertaining options, as well as a dedicated home office- Lofty and light-filled second level sweeping over ultra-plush carpets and delivering a cosy kids' retreat- 3 spacious bedrooms, all featuring BIRs- Supremely decadent master bedroom headlined by a scenic, fresh-air balcony, WIR and luxe dual-vanity ensuite- Stylish main bathroom featuring separate shower and bath, as well as separate WC and powder area for added family convenience- Understairs storage and guest WC- Family-friendly laundry with storage, powerful ducted AC for year-round comfort, and bill-busting solar system- Double garage with aggregate concrete drive and pathways, fronted the designer curb-side presence. Location highlights:- A stone's throw to manicured parks, playgrounds and popular reserves for easy outdoor fun with the kids- Arm's reach to Hillcrest and Hampstead Primary, and moments to both Roma Mitchell and Cedar College- Around the corner from the redeveloped Northgate Shopping Centre and Lightsview Village, with Greenacres and the bustling Sefton Plaza & Target offering more great shopping options. Specifications: CT / 6028/158 Council / Port Adelaide Enfield Zoning / MPN Built / 2011 Land / 344m² (approx) Frontage / 12.5m Council Rates / \$1,817.96pa (approx) Emergency Services Levy / \$197.75pa (approx) SA Water / \$225.53pq (approx) Estimated rental assessment / \$700 - \$770 per week / Written rental assessment can be provided upon request. Nearby Schools / Hillcrest P.S, Hampstead P.S, Northfield P.S, Avenues College, 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