

# 7 Gawler Street, Lightsview, SA 5085



## House For Sale

Thursday, 13 June 2024

7 Gawler Street, Lightsview, SA 5085

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 344 m2**

**Type: House**



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## Contact Agent

Auction Sat, 29th Jun - 12.30pm (usp) Imposing from the street, impeccable from start to finish and versatile from go to second level; this 2017-built home does nothing in halves, giving a growing family or discerning, active downsizers a big slice of luxury, just a 5km crow-fly from the CBD. High-spec selections - including lofty ceilings, floating floors, slick wet areas, custom storage, stone benchtops and vanities, 10KW solar system, ducted r/c and your very own EV charger (time to get that Tesla) - ensure this durable abode will outlast trends and slash your power bills without breaking a sweat. Drawn to its open plan rear and partnering alfresco pavilion, even staunch homebodies will want to entertain regularly or, at the very least, rediscover a passion for cooking in this gourmet kitchen with butler's pantry, 900mm freestanding oven and an impressively large breakfast bar. Movie night is covered in the adjacent sitting room/home theatre, guests will want to outstay their welcome after just one night in the downstairs bedroom, and the kids will love the retreat on the upper floor. With an ensuite, walk-in robe and private terrace balcony, the main bedroom embodies that luxury and makes winding down and waking up a daily treat. Just a stroll from local parks/playgrounds, walking paths and shopping centre, you will hardly have to venture beyond Lightsview's edges to appreciate just how good you have it. Don't let it go.

- Beautifully kept by the one family since it was completed in 2017
- Modern, head-turning facade
- Double garage with remote Panelift entry
- Off-street parking for an additional two cars
- Powerful solar system and EV charger
- Ducted r/c and gas feature fireplace
- Dishwasher and separate laundry
- Lighting and ceiling fans to alfresco pavilion
- High (2.7m) ceilings
- Custom storage and plantation shutters throughout
- Alarm system
- Inch-perfect landscaped gardens
- Garden/tool shed
- Strolling distance from public transport
- Just 15 minutes from the East End (CBD)
- Moments from Gilles Plains, Lightsview Village and Greenacres shopping precincts

Certificate of Title - 6152/436 Council - Port Adelaide Enfield Zoning - MPN - Master Planned Neighbourhood EAC - Emerging Activity Centre Year Built - 2016 Land Size - 344m<sup>2</sup> Total Build area - 296m<sup>2</sup> Council Rates - \$1,967.15 pa Emergency Services Levy - \$198.15 pa All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275403