

**8 Winchester Lane, Lightsview, SA 5085**

**HARRIS**

**Sold House**

Thursday, 16 November 2023

8 Winchester Lane, Lightsview, SA 5085

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 64 m2**

**Type: House**



Clinton Nguyen  
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Jayden Finch  
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**\$600,000**

Best offers by 10AM Tuesday 28th November (unless sold prior) A showcase of style and sophistication spilling with natural light, and even capturing a glimpse of Adelaide Hills' views, 8 Winchester Lane is precision-built Torrens Title townhouse living set over 3-levels of well-conceived feature and form. From the polished concrete garage and spacious adjoining home office ready to inspire creativity as much as white-knuckle focus, to the stunning open and airy entertaining mid-level headlined by the sleek chef's zone of chic contrasting colours and textures elevated still by elegant lines, lofty light-infused void and fresh air, alfresco balcony with stacker doors for indoor/outdoor dining- this takes downsized living to beautifully understated heights. Privacy, peace and quiet abound too with the top floor reserving master bedroom bliss as wall-to-wall windows and slider open to your personal balcony delivering blue-sky views by day and sunset scapes by evening. Along with soul-soothing carpets both in the master and ample-sized second bedroom, built-in robes, and sparkling bathroom finished with floor to ceiling tiles, matte black fixtures, there's a faultless finesse here that needs to be seen (and felt) to be appreciated. Convenient living infused with a convenient locale, you'll find easy public transport options and vibrant shopping villages right at your fingertips, a raft of popular eateries and takeaway shops perfect for impromptu eating out, while this thriving inner north-east positioning blends scenic surrounds and designer streets with astonishing CBD reach just 15-minutes away! A cosmopolitan abode or stress-free investment - blink, and you'll miss this one. Features you'll love:- Light-filled second entertaining level offering beautiful open-plan living and dining potential with lovely views, stunning void and breezy balcony alfresco- Sleek, waterfall stone-topped designer kitchen featuring seamless contrast cabinetry, pendant lighting, oversized sink, subway tile splashback and gleaming stainless appliances- Gorgeous top floor master bedroom featuring wall-to-wall windows and private balcony, soft carpets and BIRs- Ample-sized second bedroom, also with soft carpets and BIRs- Luxe main bathroom with floor to ceiling tiles, skylight, matte black fixtures and laundry chute - Ducted AC throughout for year-round comfort- Solar Photo Voltaic (PV) system 1.5KW 6 panels - Inspiring ground floor home office featuring polished concrete floors, WC and storage space- Secure garage with clever laundry space and great storage Location highlights:- Close to a raft of pristine parks, reserves and scenic walking trails inviting plenty of outdoor exercise- A stone's throw to both Greenacres Shopping Centre and the vibrant Northgate Village for all your daily essentials and quick eats- Easy access to city-bound public transport options with the CBD just a quick 15-minutes by car Specifications: CT / 6167/28 Council / Port Adelaide Enfield Zoning / MPN Built / 2018 Land / 64m<sup>2</sup> Frontage / 8.5m Council Rates / \$783pa (approx) Emergency Services Levy / \$117.25pa (approx) SA Water / \$242.29pq (approx) Estimated rental assessment: \$530 - \$560 p/w (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