

# 1 Harper Circuit, Lightsview, SA 5085



## House For Sale

Tuesday, 25 June 2024

1 Harper Circuit, Lightsview, SA 5085

**Bedrooms: 3**

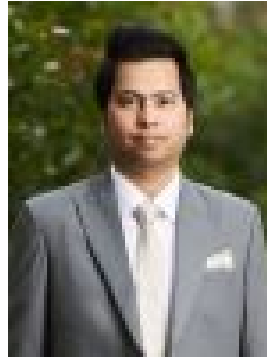
**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Mannas Chan  
0451858389



Rawinder Sidhu  
0458622500

## Auction On-Site Saturday 20th July 12:00PM

Bathed in soul-soothing natural light thanks to expansive full-height windows and a chic combination of glass bi-fold and sliding doors, 1 Harper Circuit is an exquisitely appointed modern townhouse where the lines between inside and out are blissfully blurred - whether you're retiring to the sumptuous surrounds of one of its 3 bedrooms or socialising in one of the social spaces downstairs. A striking mixed material façade featuring textural timber accents encases a spacious interior in which a glass balustraded, timber staircase connects the dual living areas on the luxuriously tiled lower level to the generous carpeted accommodations above. Sheer curtains and a gorgeous pendant light create an intimate setting within the porch-facing front lounge while stand-out features of the combined living, dining and kitchen area at the rear include a massive built-in entertainment/display/storage wall unit, a showstopping marble-topped waterfall island dining bench, soft-close, handle-free cabinetry, gas cooktop, and a long, mirrored splashback. Bi-folds and sliders extend the kitchen on two sides out to a paved entertaining courtyard with mature trees along the fence line, an existing structure to support growing a leafy climber to create natural shade through summer, and access into a double garage. Upstairs, the sleeping quarters comprise a divine master sanctuary with a private balcony, a walk-through robe with versatile storage, and a stunning ensuite with a frameless glass shower and floating vanity. The other two bedrooms have built-in robes and share an equally elegant main bathroom with more floor-to-ceiling tiling, and a tub to complement the shower. Living well in Lightsview is easy with its well-maintained, curated surroundings and a location that puts quality local schooling from toddler to teen, a choice of shopping hubs, and a great range of parks and recreational facilities, at your fingertips - plus, city life for work, play or tertiary study, is only a pinch over 15 minutes by car!

**FEATURES WE LOVE**

- Refreshingly bright and airy interior with sliders and bi-folds opening an open plan kitchen/living/dining area onto a private, tree-lined alfresco courtyard
- Second lounge on the tiled lower level, just off the entry and overlooking the porch
- Showstopping kitchen set up with marble-topped waterfall dining bar and high-end appliances
- Two-toned (timber and black) custom entertainment unit along one whole wall of living room
- Built in speaker system
- Soaring ceiling heights - 3.3m downstairs and 2.7m upstairs
- Solid timber staircase with glass balustrade to the plush carpeted upper level
- 3 generous bedrooms including the master retreat with a private balcony, walk-through wardrobe, and elegant ensuite with a shower
- Main bathroom with tub and shower services other bedrooms - both with built-in robes and full-height windows
- Ducted heating and cooling throughout plus feature pendant lights in lounge and kitchen
- Double garage into the courtyard

**LOCATION**

- Only 50m across the road to all the fun leisure activities, including world-class sporting facilities, at The Lights Community and Sports Centre
- A breezy 7-minute stroll with the family pooch to dog-friendly Somerset Reserve
- Less than 2km from Hampstead, Enfield, Northfield and Hillcrest Primary Schools and only 7 minutes' drive to Roma Mitchell Secondary College
- Loads of convenient local shopping options including Lightsview Village (1.8km), Greenacres Shopping Centre (2.4) and Northpark (3km)
- 7km from the leafy East End of town and year-round festival fun

**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 | 193qm (Approx.) House | 232sqm (Approx.) Built | 2017 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa