

**19 Light St, Exeter, SA, 5019**



**Sold House**

Sunday, 13 October 2024

19 Light St, Exeter, SA, 5019

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 6**

**Type: House**



Nick Psarros

## ANOTHER ONE SOLD BY NICK PSARROS AT RAY WHITE PORT ADELAIDE/LARGS BAY

Nick Psarros & Alex Nilsen of Ray White Port Adelaide & Largs Bay are pleased to present to the market this turn of the century home boasting a revitalisation that is sure to impress even the most discerning of home buyers. A solid symmetrical brick home that casts an impressive figure, defined by generous scale and offering a unique six bedroom floorplan, 19 Light effortlessly blends old world charm with new world style. A captivating residence that will steal your heart in the first few steps...

First steps arrive you to the original footprint of the home with a central hallway embellished with exquisite mid century pendant fittings. Linking to four generous front rooms inclusive of two bedrooms, a cosy formal lounge area with an illuminating gas fireplace adjacent to the formal dining area adorned with an exposed spiral staircase leading to a lofty third bedroom or creative space.

Further down the hall lands you to a chic main bathroom, well appointed and maintained with feature basin & separate toilet with striking mid century tiles. Expanding the footprint and smoothly ushering the 21st century is an eclectic gourmet kitchen uniting concrete benchtops, a 900mm stainless steel oven, LG dishwasher and a plethora of cabinetry - prepared for everything from the simplest recipe to creating a culinary delight. The inset sink overlooks the servery adjoining two spaces together seamlessly.

Truly all seasons, the full width decking area takes entertaining to a new level - imagine balmy summer sips or a perfect lounging area whilst maximising that northern orientation for no shortage of sunrays with your alfresco morning coffee. Encompassed with a salt chlorinated, solar heated inground pool the rear entertaining area is sure to have you hosting every memorable occasion.

Attentive detail is found in every aspect of the home. Just when you think there can't possibly be more to fall for, two separate detached studios' embody the perfect kid's haven, teenagers' hideaway, multigenerational retreat, artists studio, work-from-home suite, or simply more space - it's an enviable framework capable of growing with you.

### A FEW MORE HIGHLIGHTS:

- \*Cellar under kitchen 3.4m x 1.4m x 1.8m
- \*Six total bedrooms
- \*Solar system
- \*Soaring ceilings, polished floorboards & decorative ceiling roses
- \*Formal lounge with gas heating
- \*Formal dining with spiral staircase to upstairs loft/bedroom with air-conditioning
- \*Ceiling fans throughout
- \*Ducted reverse cycle heating & cooling and split system air-conditioning
- \*Kitchen splashback handpicked with a blend of Mid-century Japanese tiles & fireplace tiles
- \*Gourmet kitchen with plethora of cabinetry, concrete benchtops, inset stainless steel sink, 900mm gas cooker, LG dishwasher and servery overlooking the living & dining area
- \*Master retreat with expansive walk-in robe and eclectic ensuite with spa bath, vanity with storage, above bench basin, toilet & linen storage
- \*Mid-century spaghetti lamp shade to main bathroom with tub, separate shower & feature basin
- \*Separate toilet with Mid-century mirror & tiles
- \*Rear entertaining decked area with tiki bar overlooking expansive yard
- \*Salt chlorinated & solar heated in-ground swimming pool
- \*First studio with French doors, downlights & air-conditioning
- \*Second studio with bathroom provisions, downlights & air-conditioning
- \*Garage with 3 phase power
- \*Large storage shed at the rear

And so very much more, a must see in person...

And the list goes on, a property that truly embodies the heart of Exeter and Semaphore. Lovingly crafted by the current owner over the past 7 years and now ready & awaiting its next chapter... Situated in a location just minutes to the sandy shores of Semaphore foreshore, with cosmopolitan shopping, an array of eateries, serviced by public transport and adjacent to historic Port Adelaide with just as much to love. A short 16kms approx. to Adelaide CBD - 19 Light is one not to be missed...

To place an offer on this property, please complete this Letter of Offer form <https://forms.gle/2P3oovTaZZ7VdYjS6>

Disclaimer: Neither the Agent nor the Vendor accepts any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and is advised to enquire directly with the agent to review the certificate of title and local government details provided with the completed Form 1 vendor statement.

\*\*\*Regarding price. The property is being offered to the market by way of Auction, unless sold prior. At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection\*\*\*

"The vendor statement may be inspected at 129 Port Road, Queenstown for 3 consecutive days preceding the auction and at the auction for 30 minutes before it starts."