

23 Waterford Circuit, Lightsview, SA 5085

Boffo

House For Sale

Wednesday, 19 June 2024

23 Waterford Circuit, Lightsview, SA 5085

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Type: House



Jackson Pinchbeck
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Jimmy Wu
0882697711

Auction \$1,400,000

Auction Location: On Site An exceptional opportunity presents itself in one of the most idyllic and serene locations, positioned directly across from Waterford Reserve and Lake featuring playgrounds and tennis courts for the whole family to enjoy. Upon entry you'll be welcomed by a wide entry with high ceilings, and once inside, you'll find a spacious layout boasting four bedrooms, two bathrooms plus a powder room and three inviting living areas. Impressively this home also provides versatility to reconfigure as a five bedroom and two living space layout that will accommodate the largest of functional living requirements. A stunning high-quality kitchen is the centrepiece of a gorgeous light filled downstairs living space, that features wooden flooring underfoot adding to the elegant feel that abounds throughout this space. Upstairs you will find a retreat with a balcony that overlooks the gorgeous park and is accompanied by three bedrooms and a modern bathroom. The transition from indoor to outdoor living is seamless and accompanied by superb low maintenance landscaping, set on a 390sqm (approximate) allotment. This residence is complete with a spectacular decked pergola that can be enclosed by café blinds and features a built-in BBQ, perfect for hosting friends and family. Every part of this home has been perfectly executed creating the ultimate blend of functionality, style and space. There is nothing to do but simply move in, relax and enjoy this sophisticated family home! Features that make this home special: Lower level comprising of:- Impressive master bedroom with large walk-in robe and ensuite featuring floor to ceiling tiles and his and her basins - Formal lounge, home office or option to use as a fifth bedroom- Large and light filled open living, dining and kitchen area with gas fireplace- Sophisticated, high-spec kitchen exuding contemporary touches featuring pendant lighting, window splashback, a suite of stainless-steel appliances including gas cook top, dishwasher, built-in Miele oven and microwave, island breakfast bar and walk-in pantry - Ducted air-conditioning- Decked pergola with café blinds, ceiling fan and built-in BBQ area - Laundry with external access- Valuable third toilet in powder room- Double garage with store room, direct internal entry and rear yard access through rear roller door Upper Level comprising:- Three spacious bedrooms, bedrooms two and three complete with walk-in robes- Retreat area with access to the balcony to enjoy the park views- Main bathroom with separate shower and bathtub + separate toilet- Linen cupboard - Ducted air-conditioning Located within walking distance to Lightsview Village and Northgate Shopping Centre and a variety of excellent public and private schools. Only 7.4km (approximately) to all the cafes and shopping North Adelaide has to offer and less than 11km (approximately) to the CBD. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. RLA 313174