

**49 Condon Drive, Lightsview, SA 5085**

**HARRIS**

**House For Sale**

Wednesday, 19 June 2024

49 Condon Drive, Lightsview, SA 5085

**Bedrooms: 4**

**Bathrooms: 2**

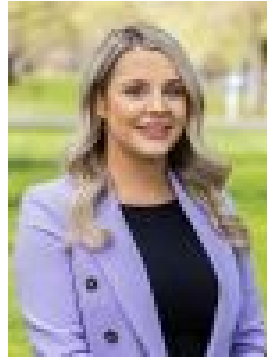
**Parkings: 2**

**Area: 344 m2**

**Type: House**



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**\$1.195m**

Welcome to 49 Condon Drive, a stunning family home situated in the vibrant community of Lightsview. Built in 2016 by the renowned Longridge Homes, this residence exemplifies modern elegance and practical family living. This beautiful home features four spacious bedrooms, including a luxurious downstairs master suite complete with a large walk-in wardrobe and ensuite. Designed with family comfort in mind, the home boasts three versatile living areas and two well-appointed bathrooms, with an additional powder room downstairs for convenience. The double garage with internal access ensures you stay dry on rainy days. The interior showcases neutral tones throughout, enhancing the beauty of the Spotted Redgum Timber Flooring on the ground level, while plush wool carpet adds warmth and comfort to the upstairs area and bedrooms. At the heart of the home is a gourmet kitchen, featuring a double sink, stone benchtops, and ample cupboard space. The kitchen seamlessly connects to the living area, making it perfect for family gatherings and entertaining. Open the backdoors, and the space flows effortlessly into a beautiful alfresco area, ideal for year-round entertaining. Complete with an outdoor pizza oven, this area is perfect for hosting memorable get-togethers with family and friends. Upstairs, you'll find three additional bedrooms and a large retreat/lounge room that opens onto a balcony, where you can unwind with a drink and take in the stunning sunsets. There is also a separate office nook by the stairs, perfect for those working from home or for children doing homework. Reverse cycle heating and cooling ensures comfort all year round inside the home, and the 5KW Solar system outside ensures electricity bills stay low. Lightsview is a thriving community known for its modern amenities and family-friendly environment including the Lightsview Adventure Playground. The area offers numerous parks, playgrounds, and walking trails, making it ideal for outdoor enthusiasts. It is well-served by public transport and is in close proximity to quality schools, shopping centres, and dining establishments including some of the best cafes right on your doorstep such as Jibbi and Co Cafe and Ikigai Cafe. Lightsview's thoughtful urban design and community-focused planning create a welcoming atmosphere for residents of all ages. Experience the perfect blend of luxury and functionality at 49 Condon Drive. This home offers more than just a place to live-it provides a lifestyle. Don't miss the opportunity to make this exceptional property yours. More things we love: - Quality build constructed in 2016 by esteemed Longridge Homes- Spacious living with 4 bedrooms, including a luxurious downstairs master with walk-in wardrobe and ensuite- Multiple living areas with 3 versatile living spaces- Convenience with 2 bathrooms plus an extra water closet downstairs- Secure parking with double garage and internal access- Stylish interiors featuring neutral tones, Spotted Redgum Timber Flooring downstairs, and plush wool carpet upstairs and in bedrooms- Gourmet kitchen with double sink, stone benchtops and ample cupboard space- Outdoor entertainment area with alfresco space and an outdoor pizza oven, perfect for year-round gatherings- Family-friendly upstairs with 3 bedrooms, a large retreat/lounge room with a balcony for sunset views, and a separate office nook- Community perks include proximity to parks, playgrounds, walking trails, public transport, schools, shopping centres, and dining options- Ideal lifestyle combining modern elegance and practicality, offering a welcoming environment for all ages- Prime location at 49 Condon Drive, Lightsview close to Cafes including Jibbi and Co, Ikigai and Delightful Cafe; Lightsview's Adventure Playground and the lake perfect for family walks- 2.7m ceiling heights and square set cornice finishes on ground level Specifications: CT / 6138/602 Council / Port Adelaide Enfield Zoning / MPN Built / 2016 Land / 344m<sup>2</sup> (approx) Frontage / 12.5m Council Rates / \$1,927pa Emergency Services Levy / \$195.15pa SA Water / \$221.56pa Estimated rental assessment / \$800 to \$850 per week / Written rental assessment can be provided upon request Nearby Schools / Hampstead P.S, Hillcrest P.S, Northfield P.S, Enfield P.S, 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 | 2264