

6 Proclamation Road, Lightsview, SA 5085



Townhouse For Sale

Sunday, 23 June 2024

6 Proclamation Road, Lightsview, SA 5085

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 141 m²

Type: Townhouse



Liam McDevitt
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\$619,000 to \$659,000

Team McDevitt and Ray White Walkerville are excited to bring this exceptional executive home to the market. Located in the desirable suburb of Northgate, it perfectly blends urban style with a relaxed pace, providing an ideal setting for residential living. Enjoy convenient access to top-tier shopping centres, excellent schools, and abundant parks and green spaces, all just minutes away. With easy public transport options and a straightforward commute to Adelaide's CBD, Northgate is a sought-after suburb for both professionals and families. Built in 2013, this light-filled townhouse boasts a spacious open-plan living area on the ground floor, perfect for modern living. The kitchen features a beautiful blend of timber and stone accents, combining style and functionality. Sliding glass doors seamlessly connect the living space to a private, paved courtyard, complete with a garden bed and ample room for entertaining guests. The ground floor also includes a convenient powder room, and a separate laundry room, adding to the home's practicality. Upstairs, you'll find all three bedrooms along with a second living area for your enjoyment. The luxurious main bedroom features a private balcony, an expansive built-in robe, and an ensuite with double basins and spacious shower. Bedrooms two and three also offer generous built-in robes, ensuring ample storage and personal space. The main bathroom is strategically located to serve bedrooms two and three, enhancing convenience and functionality. *Currently tenanted until 6th of December 2024 @ \$580 per week* Rental Estimate | \$650 per week approx. Features we love about this home: ☑ Neutral colour palette throughout the home ☑ Tiled through the ground floor with plush carpet upstairs ☑ Kitchen with stainless steel appliances, large breakfast bar and good storage space ☑ Open plan living area with spacious high ceilings and large glass sliding doors to the courtyard ☑ All bedrooms cleverly located upstairs for privacy ☑ Ducted evaporative cooling and ceiling fans ☑ Instant gas hot water system ☑ Low maintenance lifestyle property ☑ An enviable location for the family to enjoy with Francis Street Reserve and Playground only steps away ☑ Surrounded by an abundance of fantastic public and private schooling options. ☑ Convenient access to the Adelaide CBD More Info; CT | 6090/662 Built | 2013 Internal Size | 141m² approx. Land Size | 171m² approx. Council Area | City of Port Adelaide & Enfield Council Rates | \$1,124p.a approx. Rental Estimate | \$650 per week approx. Title | Community (small section at the front of the block where the meter box is) Whether you're seeking a low-maintenance home or an exceptional investment opportunity, this property offers more than just beautiful living space. With potential for appreciation in a thriving area, it's definitely worth considering. Contact our agents today for more details, inspection times, or to make an offer! Liam McDevitt | 0430 501 122 Jessica Earle | 0479 113 389 RLA 305894