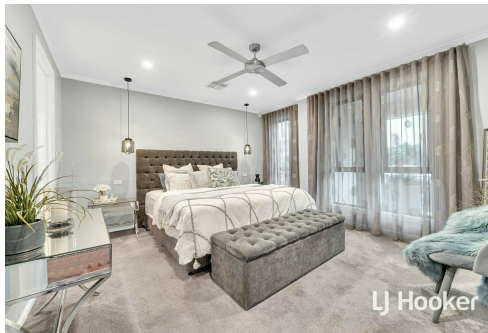
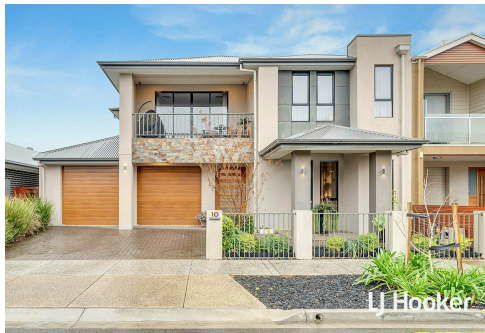




Lightsview, 10 Nottage Road

Lifestyle And Luxury - All In One

4 2 4

AUCTION | Saturday 17 August 2024 | 12pm | On-Site

LJ Hooker Prospect proudly presents 10 Nottage Road Lightsview. Offering a remarkable opportunity for those seeking a place to call home. Discover the essence of grand living with this elegant abode offering a lifestyle of luxury, comfort and location. Positioned effortlessly within walking distance to picturesque lakes and parks, renowned schooling options, public transport routes, handy shopping conveniences, cafes and main arterial roads, I'm confident this home will appeal to the most fastidious of buyers.

Upon entering, you are greeted by an immaculate interior that reflects meticulous attention to detail. The home offers four spacious bedrooms, each offering ample space for privacy and relaxation. The master suite, located on the ground level features a walk-in robe and ensuite with dual vanities, providing a private retreat within this spacious home.

For Sale
Please Call

View
ljhooker.com.au/3K8HRU

Contact
Harvey Bloomfield
0410 658 617
harvey.bloomfield@ljhooker.com.au



LJ Hooker Prospect
(08) 8269 4645

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

Strolling past the theatre room and downstairs powder room, the open plan living zone seamlessly integrates the kitchen, dining, and family areas creating the perfect space for family gatherings and entertaining. The kitchen is a chef's dream, boasting top of the range Smeg appliances (dishwasher, 900mm five burner gas cook top, electric fan assisted oven, integrated microwave), a Caesar Stone breakfast bar/island, ample bench/cupboard space, a walk in butlers pantry and double fridge provision.

At the rear of the home a serene oasis awaits. Stunning foliage envelopes a private alfresco entertaining area, with the tranquil fountain providing a picturesque backdrop to your dinner parties. A neat artificial lawn, handy shed and irrigated gardens are additional outdoor inclusions.

The second level continues to excite without disappointment. Providing the additional accommodation a sizeable family would require, consisting of three large bedrooms, all with built in robes and easily serviced by the central bathroom with separate water-closet. A large family/rumpus room abounds with natural light filtering through from the balcony, whilst the adjacent study room could easily be utilised as the fifth bedroom.

Further notable assets include a double automatic garage, , well appointed laundry, LG Inverter ducted reverse cycle air-conditioning with seven zone control, 4kw solar panel system with remote monitoring, Opticomm fibre to the house broadband internet, Magellan security system with interior movement sensors, Odyssey Ventilation System (smart powered roof ventilation system with touch pad control), outdoor gas line for barbeque/heater in alfresco and gas log fire in family room.

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Certificate of Title and Form Ones available upon request

Home Built: 2015

Allotment Dimensions: 12.5m Frontage, 27.5m Depth

Allotment Size: 344m²

Title: Volume 6104 Folio 367

Zoning: MPN - Master Planned Neighbourhood / EAC - Emerging Activity Centre

Council: Port Adelaide Enfield Ph. 08 8405 6600

Rates: \$ Per year

All sizes, lengths, fees and distances mentioned above are approximate. LJ Hooker

Prospect takes no liability for any incorrect details.

RLA 287 134



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More About this Property

Property ID	3K8HRU
Property Type	House
House Size	320 m ²
Land Area	344 m ²
Including	Ensuite Study Air Conditioning Toilets (3) Alarm Intercom Balcony Dishwasher Outdoor Entertaining Built-in-Robes Remote Garage Solar Panels

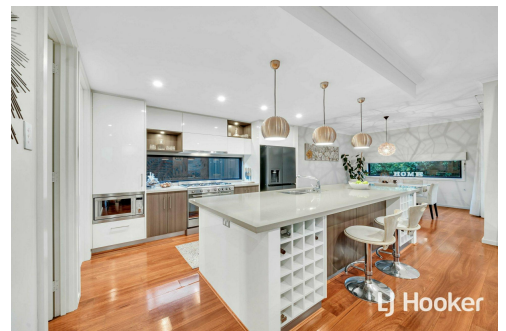
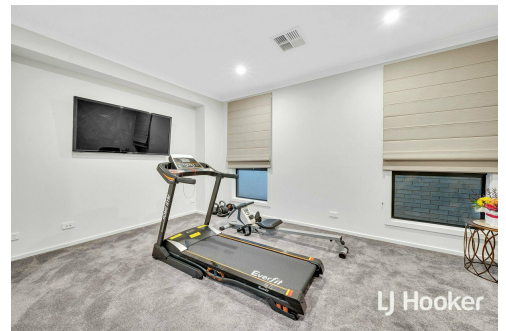
Harvey Bloomfield 0410 658 617

Principal And Sales Representative | harvey.bloomfield@ljhooker.com.au

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Floor Plan



Scale in metres. Indicative only. Dimensions are approximate. All information contained here in is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

10 Nottage Road Northgate SA