



Lightsview, 49 Rapid Avenue

Modern elegance combined with practical family living

An elegant family home with large open spaces accentuated by 2.7m ceilings and a free flowing floorplan.

The versatile layout of this home offers 2 levels of flexible living options cleverly designed to provide space and separation.

To the front of the home is the master bedroom with walk-in robes and ensuite leading through to the well appointed kitchen with central island bench which seamlessly connects to the spacious living area making it perfect for family gatherings and entertaining. Sliding doors will take you outside to the paved entertaining area with an established rear garden outlook.

An additional downstairs living area is a multi-purpose room, ideal as a theatre room, study or fifth bedroom.



For Sale
Contact Agent

View
ljhooker.com.au/2CATFDZ

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Upstairs are 3 more bedrooms, all with built-in robes which share the 3-way family bathroom. A large upstairs living room has direct access to a private balcony which enjoys a light drenched northerly aspect.

Classic warm neutral tones feature throughout both bathrooms, including the downstairs powder room and extend through to the expanse of floor tiles.

Located in a family friendly suburb with easy access to the city and walking distance to playgrounds, parks and lakes. Numerous shopping options, public transport and excellent schooling makes this a highly desirable offering.

Additional features:

- Double remote controlled garage with drive through access to the rear of the property
- Ducted reverse cycle airconditioning
- 6.3KW solar panels
- 13.5KW Tesla Powerwall 2 battery
- 5KW string inverter
- Land size 344sqm

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

****** 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 advice.

Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 61345 RLA 282965 RLA 231015



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More About this Property

Property ID	2CATFDZ
Property Type	House
Land Area	344 m ²
Including	Balcony Outdoor Entertaining Built-in-Robes

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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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