



**Parkland Right At Front! Multiple Parking Options**



3



2



1

## 2 Wodli Street, Lightsview

Auctioned for \$730,000 (Jul 06, 2024)

"Torrens Title" "NO Strata"

Feature 1: Parkland Right at Front. Direct Park View.

Feature 2: All Large & Clear Glass windows throughout

Feature 3: Multiple Parking Options on top of the garage

Feature 4: All 3 bedrooms are separately away from each other ensuring the privacy

Feature 5: Architectural Design

A Lifestyle You'll Love! This home is a true delight, designed to offer an enviable lifestyle with convenience yet affordability. Nestled in a peaceful and quiet neighborhood, it provides the perfect retreat from the hustle and bustle.

Situated in the sought-after Lightsview community, this home is just a stone's throw from local shopping centers, charming cafés, public transport, parks, playgrounds, and other amenities. Excellent public and private schools are also close by, and the Adelaide CBD is only approximately 15~20minutes away. The popular private school Cedar College is only 3 mins

<b>Property ID:</b>	L28450591
<b>Property Type:</b>	Townhouse
<b>Building / Floor Area:</b>	147
<b>Garages:</b>	1

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away!

This spacious and light filled Torrens title house boasts 2.7 metre ceilings on both levels, secure auto-garage, 2 bathrooms & 3 toilets, a flowing open plan, a sizeable downstairs living area and bedrooms, a designer kitchen with stainless steel appliances.

Step Inside: As you enter through the front door, you'll be greeted by beautiful floorboards leading you to the spacious main living area. You will love the airy main living area with its lofty ceilings and easy-care flooring. The open kitchen is well equipped and boasts plenty of cabinetry, a tiled splash back and stainless-steel appliances including a Gas cook top and dishwasher. You will also appreciate the handy 3rd toilet on the ground level, which also includes a hand basin. Square set ceilings and LED lights throughout, the light and graciousness certainly flows through your home.

This south-facing space offers breathtaking views of the parklands, creating a serene and picturesque setting. Enjoy the view to the parklands overlooking from your living room and the bedroom upstairs. The lush grass and parkland right in front of the house provide a peaceful retreat from the hustle and bustle of city life. Up-stairs consists of a well-proportioned Master bedroom with an ensuite as well as two additional bedrooms. Each bedroom is generously sized and offers plenty of natural light, creating a warm and inviting atmosphere. The master bedroom features an extra spacious ensuite bathroom.

The large open plan kitchen and dining area seamlessly extend to an outdoor entertaining space, perfect for hosting friends and family.

You also have a low maintenance backyard with rear entry via the garage. This covered outdoor area could also be used to potent host larger gatherings of family and friends.

Highlights:

- Stunning parkland views from both the living room and the upstairs bedroom.
- Multiple parking options on top of your own garage
- Lofty Ceiling & Architecture Design
- The chef's kitchen features a gas cooktop, stainless steel appliances, ample storage, and a breakfast bar.
- Reverse cycle ducted air conditioning ensures comfort throughout the year.
- Square set ceilings and LED lights enhance the light-filled, gracious ambiance of your home.
- Three well-sized bedrooms, including a master with an ensuite, Built-in robe in the second bedroom
- Large open plan kitchen, dining with sliding doors that lead into the outdoor entertaining area
- Garage with automated roller door

- Hide-away laundry
- NBN connectivity
- Extra large Main bathroom with ample storage & Bench space
- Extra vanity room with 3rd toilet
- Large windows throughout
- All 3 bedrooms are away from each other and ensure the privacy

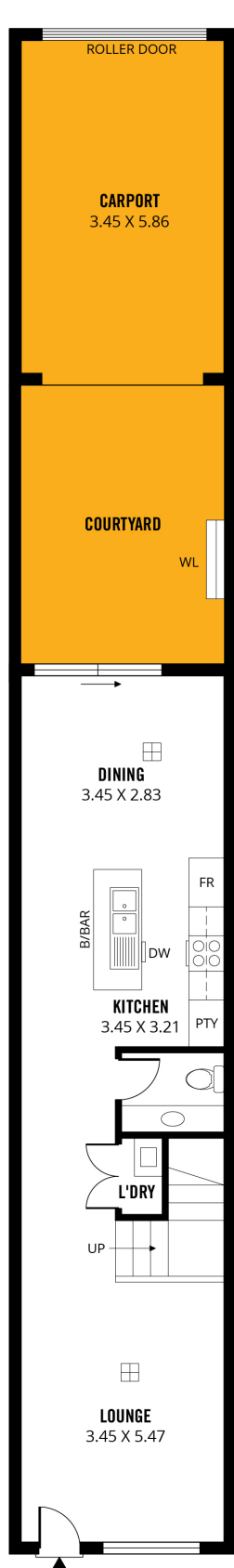
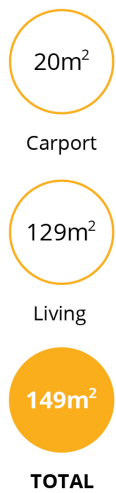
Key amenities close by include: The Lights community and sports centre, Daily Grocery Shops including the IGA and Woolworths, Northgate shopping centre, Lightsview Adventure playground, Northgate reserve, etc.

This tastefully styled, low-maintenance home is a fantastic opportunity for those seeking comfort and convenience in a prime location. Experience the best of Lightsview living in a home that truly needs to be seen to be believed.

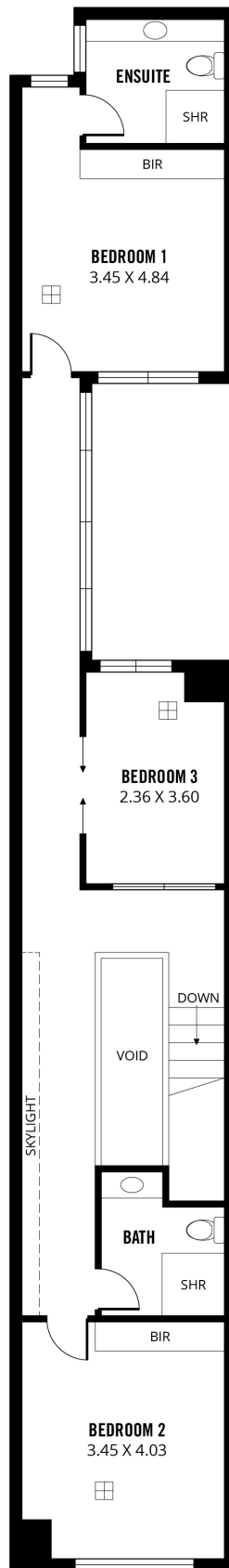
Contact Sophie on 0452618236 for more details

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\*The Vendor's Statement (Form 1) will be available for perusal by members of the public at the office of the agent at Raine & Horne Unley, 4/215-217 Unley Road, Malvern for at least 3 consecutive business days immediately preceding the auction and at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction.



GROUND FLOOR



FIRST FLOOR

