

Sold

18 City View Bvd, Lightview



## Innovative Contemporary Living

Designed around a Northern solar orientation and a focal courtyard, this home cleverly integrates outdoor and indoor living spaces with an inspiring curved glass wall. Built for low maintenance living, this design offers a perfect blend of form, function and style. This home will not disappoint, comprising 3 bedrooms, 2 bathrooms, 1 study and double garage with a beautiful outlook of Adelaide city from the upstairs balcony.

Designed by award winning Architect Max Pritchard, this home encapsulates low maintenance living without sacrificing build size. The hub of the home is the large open plan kitchen, living and meals overlooking the generous central courtyard, providing an enviable space to enjoy time with family and friends. In addition, the lower level includes a second living zone or study to the

3 2 2

206 m2

<b>Price</b>	<b>SOLD</b>
<b>Property Type</b>	<b>Residential</b>
<b>Property ID</b>	<b>121</b>
<b>Land Area</b>	<b>206 m2</b>

### Agent Details

Justine Thomson - 0438  
752 683

### Office Details

SA Listings  
08 8271 2518

**SA LISTINGS**

front of the home plus a separate master wing. The master bedroom, overlooks the central courtyard and is serviced by a good sized ensuite plus his and her built-in-robres.

Upstairs includes two generous size bedrooms both with built-in-robres. Bedroom two has the added advantage of a large undercover balcony with hills and city views. Located adjacent the minor bedrooms is the master bathroom, complete with shower, vanity and toilet.

Additional features include:

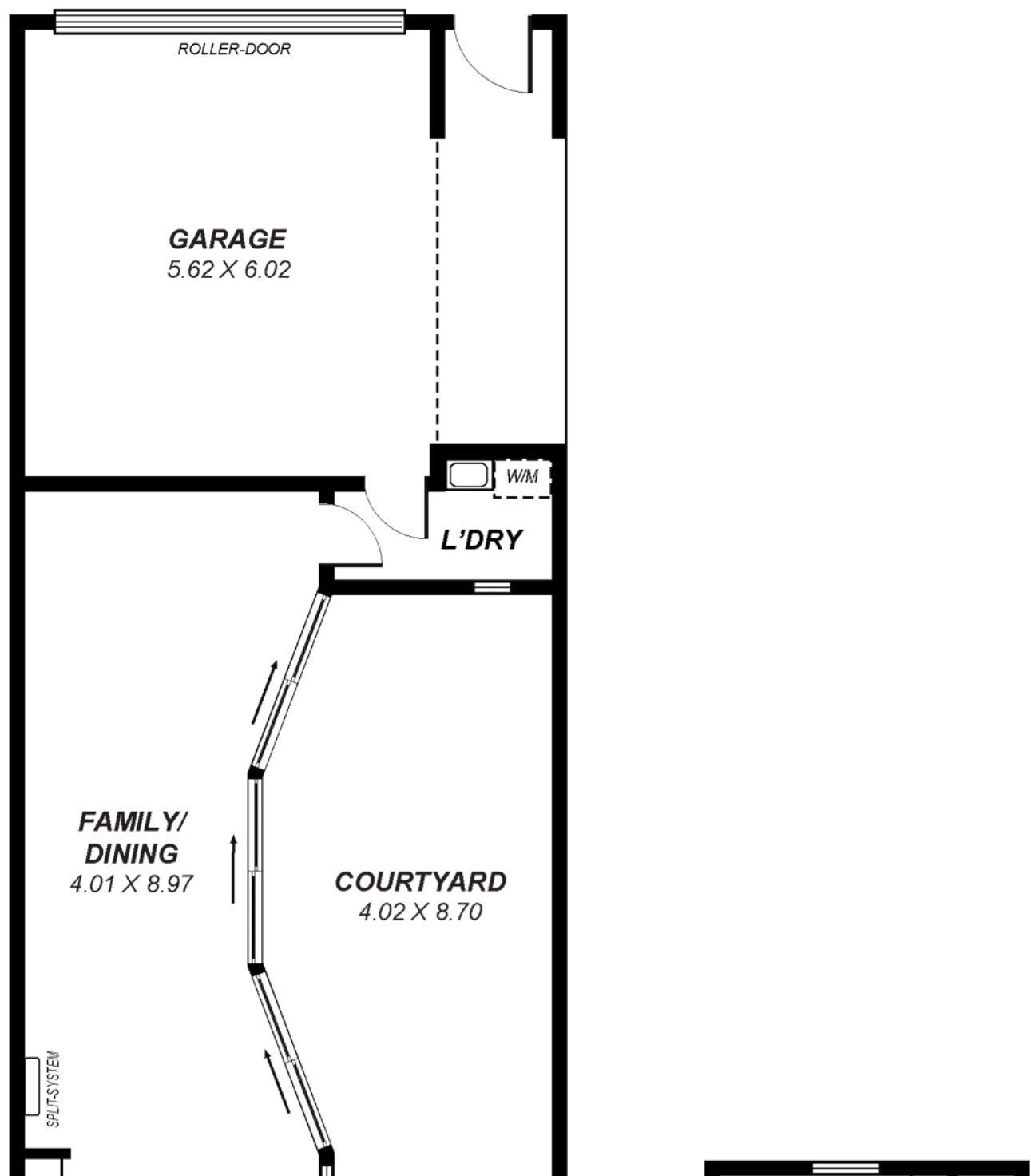
- Split system heating/cooling to main living
- Split system heating/cooling to bedroom 3
- Automatic panel lift double garage door with secure direct entry
- Quality contemporary carpets to stairs, bedrooms and upper living
- Timber floating floor throughout lower level
- Under-stairs storage
- Gas cook-top
- Electric oven
- Down-lights throughout main living zone
- Solar boosted gas hot water system
- 1.5kW solar panels
- 2.7 metre ceilings throughout
- Laundry with direct access to rear service area

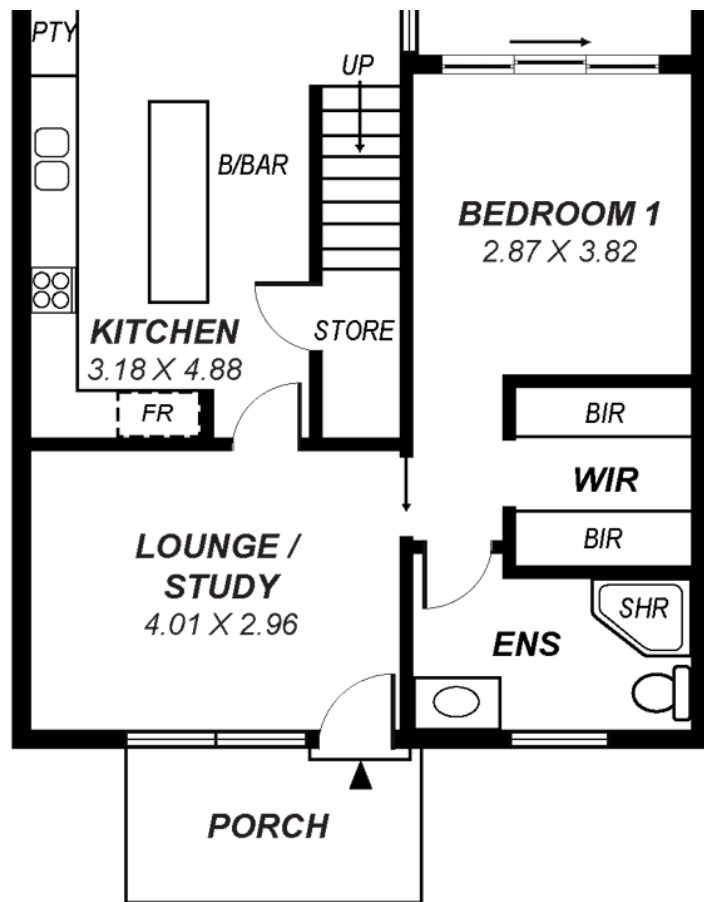
This home provides a winning combination of a generous build without the maintenance. An added bonus is the separate upstairs and downstairs living zones, ideally suited for parents with children or downsizers searching for the master wing on the ground floor. Located only 8km's to the Adelaide CBD, on beautiful tree-lined City View Boulevard with ample parking plus Northgate shopping centre, public transport and reserves all at your door-step. This home offers innovative contemporary living at its best.

SA LISTINGS - COMMISSION IMPOSSIBLE

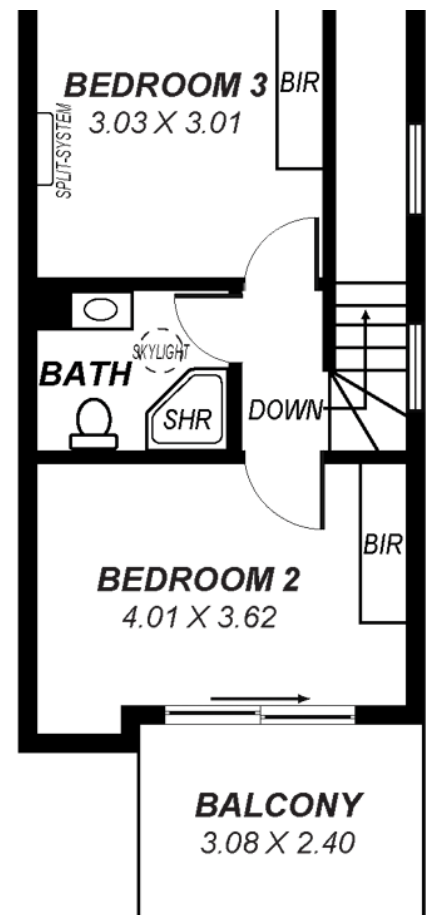
RLA: 277113

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.





**GROUND FLOOR**



**FIRST FLOOR**

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

Area	m <sup>2</sup>
Living:	127
Courtyard:	34
Garage:	33
Balcony:	7
<b>Total:</b>	<b>201</b>