

Sold



61 Folland Ave, Lightsview



Style, Sophistication & Space on a Corner Allotment

Form, function and vision are at the forefront of this large single storey home built on a 586m2 corner allotment in sought after Lightsview. Oozing style, sophistication and plenty of space this 4 bedroom, 2 bathroom, 2 living plus double garage home with a good size rear yard will not disappoint. The contemporary front façade with landscaped front gardens provides a glimpse of the unsurpassed quality that shines throughout this beautiful home.

At first glance be greeted by a wide hallway complete with feature ceiling and quality tiles, directly leading to the large open plan kitchen, family and meals area. The kitchen, only recently updated, includes ample overhead and under-bench cabinetry, a huge walk-in-pantry,

4 bedrooms 2 bathrooms 2 living areas

586 m2

Price	SOLD
Property Type	Residential
Property ID	123
Land Area	586 m2
Floor Area	280 m2

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quality appliances and a feature mirror splashback. This designer kitchen will inspire the chef in all of us, providing a gas cooktop, pyrolytic electric wall oven, Blanco range-hood, Dishlex dishwasher, double sink and good size breakfast bar. Entertain in style, with a generous meals area easily accommodating a table for 8 plus the family room adjacent. The family room includes built-in speakers and plenty of space for families to congregate and celebrate with direct connection via double glass sliding doors to the large undercover pitched roof pergola finished with quality pavers, extensive outdoor lighting and ceiling fan.

The master wing of the home is located to the front of the property for ultimate privacy, complete with brand new ensuite and walk-in-robe. The ensuite exudes quality with floor to ceiling tiles, mirrored cabinet, floating vanity with timber bench-top and above counter basin plus feature penny round mosaic tiles to the shower niche. The master bedroom, complete with ceiling fan and quality contemporary carpet, provides a pleasant retreat after a busy day.

Bedroom 2, 3 & 4, all generous in size, include built-in-robos and quality carpets throughout. The family bathroom and separate toilet is cleverly designed adjacent the minor bedrooms. The family bathroom includes a full size bath, 1600mm vanity and large shower. A good size second living zone is provided to the front of the home providing a study, play area for the children or optional fifth bedroom.

Making the most of this corner allotment, this property includes a good size rear yard complete with manicured landscaped gardens, tool shed and a wide service yard. The rear yard could easily accommodate a swimming pool or double gates with direct access from Rockingham Drive to provide additional space for trailers, boats or

caravans. The property can easily accommodate 4 cars comfortably on-site with a good size double garage plus additional drive through access via a roller door with direct access to the rear yard. The rear yard certainly provides ample space to entertain and relax all year round.

Additional features include:

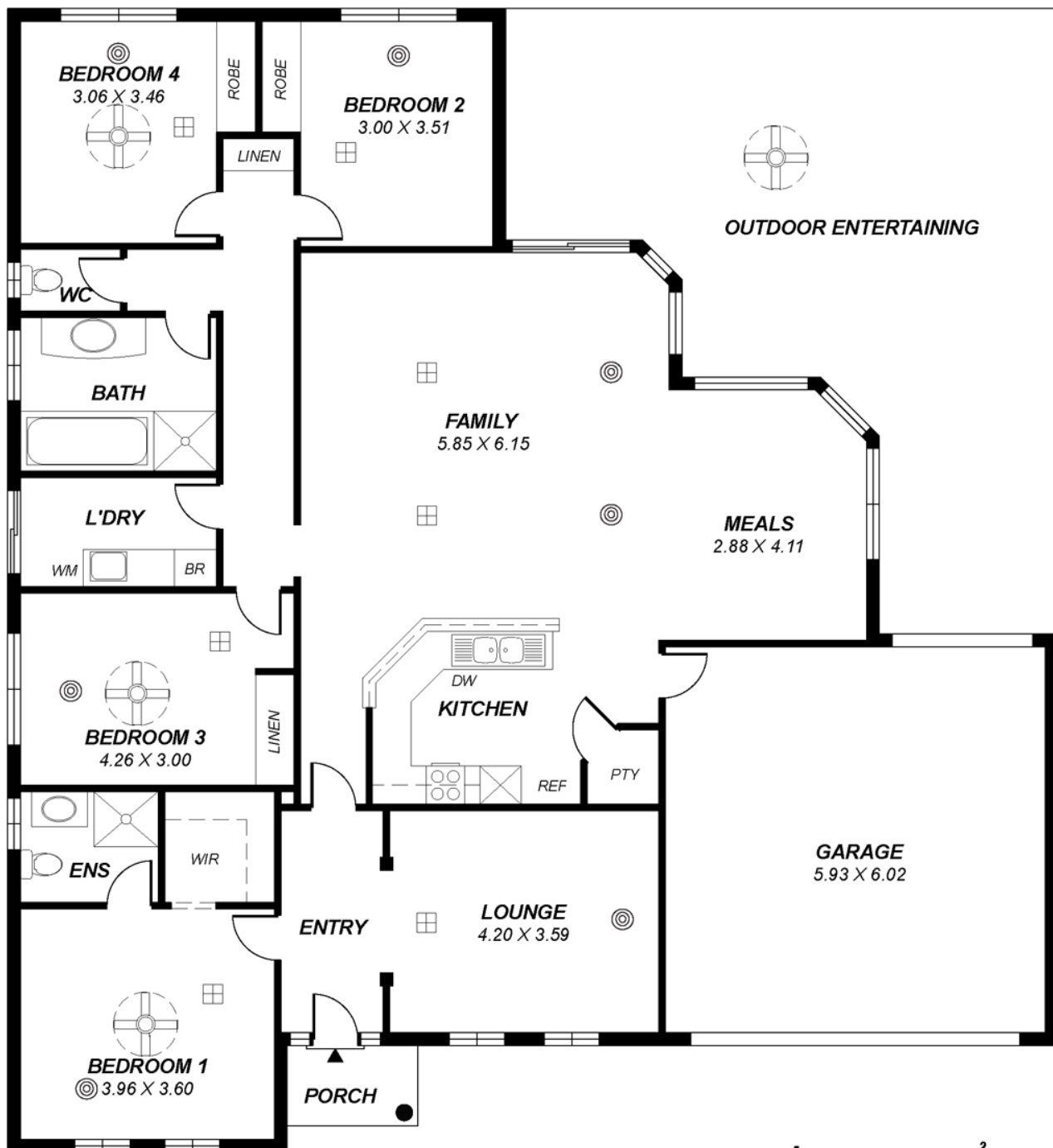
- Ducted cooling throughout
- Ducted gas heating throughout
- Automatic panel lift double garage door with secure direct entry
- Quality contemporary carpets to bedrooms & second living
- Quality tiles throughout the main living zones
- Down-lights to kitchen
- Double linen cupboard to hall
- Built-in-cupboards to laundry
- Instantaneous gas hot water system
- Feature pendant lighting to meals area
- Security doors and locks to front and rear doors
- Laundry with direct access to rear service area
- Ceiling fans to bed 1, 2 & 3
- Power and lighting to shed
- Ceiling fan to undercover alfresco
- Soft closed drawers to kitchen
- Quality window treatments throughout
- Tinted windows to front facade

Located in Lightsvue, this home has so much to offer, surrounded by parks, reserves and waterways and only 8kms to the Adelaide CBD with public transport, shops and all amenities nearby provide for easy living. This home offers style, sophistication and plenty of space for families searching for a quality build with no renovation work required, just move in and enjoy!

RLA: 277113

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SHED



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

Area	m ²
Living	178.30
Outdoor Ent.	55.48
Garage	38.69
Shed	9.00
Porch	2.57
Total	284.04