

Sold

16 Piccadilly Way, Lightsview



## A Lifestyle of Luxury

Peacefully positioned in the sought after neighbourhood of Lightsview, this superbly stylish 2 storey home celebrates a wonderful sense of space and light from your first step inside. Built in 2015, this property provides for 4 bedrooms, 2 bathrooms, open plan kitchen/meals and entertaining, additional rumpus upstairs plus double garage.

On entry be greeted by beautiful Jarrah floating timber look floors leading to the open plan family living space. Downstairs is zoned for family living and entertaining with a good sized open plan living/dining and contemporary kitchen. The kitchen is superb with high quality fixtures and fittings including a generous freestanding Westinghouse oven complete with 5 gas burners and large electric oven. The kitchen is intelligently designed

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<b>Price</b>	<b>SOLD</b>
<b>Property Type</b>	<b>Residential</b>
<b>Property ID</b>	<b>68</b>
<b>Floor Area</b>	<b>245 m2</b>

### Agent Details

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SA Listings  
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**SA LISTINGS**

with stone bench-tops including an island bench with two deep stainless steel under-bench sinks, a welcome addition for those who love to cook for family and friends. Features in the kitchen include ample overhead and under-bench cabinetry, microwave provision, space for a double fridge plus modern bevel edged subway tiles to the splash-back combined with a clever window feature allowing natural light to flow. Contemporary pendant lighting completes the kitchen look and provides a cutting industrial edge design. For ease of entertaining the kitchen connects seamlessly to the large open plan family/living zone and meals area with direct connectivity via glass sliding doors to the timber decked alfresco area under main roof.

The upper level provides for 4 bedrooms with the master bedroom privately positioned to the front of the home. The master bedroom is a true parents retreat, with private balcony, his and her walk-in-robies and a beautifully appointed ensuite. Bed 2 and 3, located to the rear of the home include generous built-in-robies. Bed 4 currently presents as a study but can easily be utilised as a children's bedroom or guest room. Central to the minor bedrooms is the master bathroom with generous bath and shower plus separate toilet and powder room. The bonus with the upper floor is the second living zone, perfect as a children's play area or rumpus room.

Completing this home is an exquisite low maintenance landscaped front and rear garden. The rear yard provides ample space to entertain or for children to play. The timber deck alfresco area provides the perfect place to enjoy time with your family and friends whilst keeping maintenance to a minimum.

Additional features include:

- Good size laundry to lower level

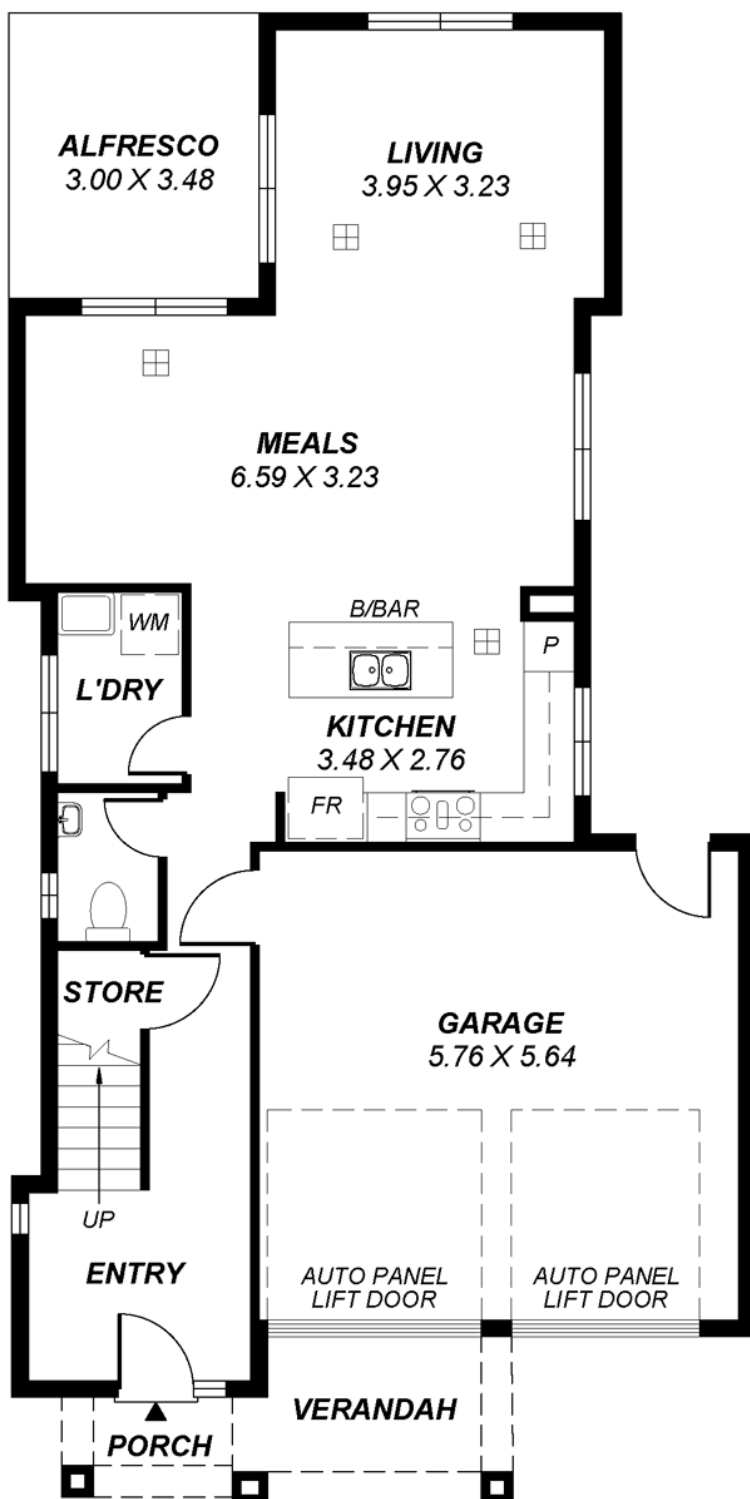
- Separate toilet with vanity to lower level
- Ducted reverse cycle air-conditioning with 9 outlets & 4 zones
- Quality contemporary porcelain tiles to wet areas
- Quality high grade carpets to upper level
- Jarrah timber look boards to lower level
- Ample under-stairs storage
- Good sized linen cupboard
- Neutral palette throughout
- 1.5kw solar panels
- Double glazing to windows
- Double garage with automatic panel lift doors
- Direct entry from garage to the home
- 2.7m ceiling height throughout
- High quality feature front façade inclusive of slate
- Gas instantaneous hot water system
- R6 upper ceiling insulation plus R2 to internal walls & lower level ceiling
- Recycled water
- Optic fibre cabling

This highly desirable property provides for superior inner city living only 8kms to the Adelaide CBD. This home is centrally located within Lightview, being walking distance to Waterford lake, reserves, shopping and public transport. This property delivers a lifestyle of excellence combined with modern design and will not disappoint the most fastidious buyer. A lifestyle of luxury on Piccadilly Way awaits its next lucky owner!

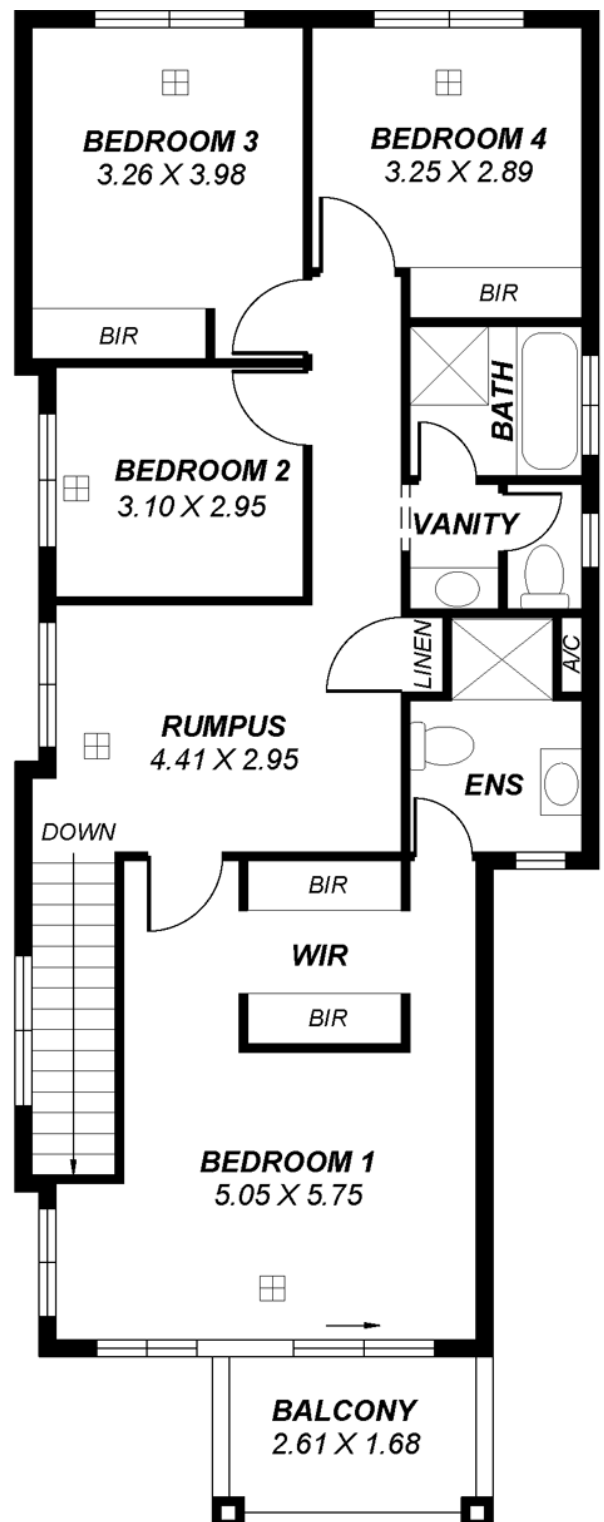
## SA LISTINGS - A SIMPLE MOVE

**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.



**LOWER LEVEL**



**UPPER LEVEL**

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>
Lower Living	80.50
Upper Living	102.93
Balcony	6.94
Alfresco	10.44
Garage	38.29
Verandah	5.43
Porch	2.45
<b>Total</b>	<b>245.98</b>