PROPERTY FACT SHEET



1 Roberts Street, Lightsview SA 5085

When was the house built	2012
Rates and outgoings (approx.)	• Council: $1,656.00 per year • SA Water: $243.05 per quarter • ESL: $216.30 per year
Price	Auction on Saturday, 28th October 2023 @ 2pm
Local Council	City of Port Adelaide Enfield
Is the homeowner occupied, tenanted or vacant	☒ Owner Occupied ☐ Tenanted ☐ Vacant
Total Area Size	Land size: 525 sqm (approx.) & Building size: 411 sqm (approx.)
The features we love about this home includes:	• Beautifully designed open-plan living in the kitchen, family and dining area, unified by warm timber flooring and an abundance of natural light. 2.7-metre-high ceilings enhance the feelings of spatial excess. • The gourmet kitchen will please any chef. An island bench ensures plenty of workspace and there is ample high-end cabinetry too. You'll love the 900mm stainless steel cooking appliances and the dishwasher too. A butler's pantry houses a second cooktop, plus plenty of storage space. • Sliding glass doors lead to a covered outdoor space that entertainers will love. • A second living room downstairs has a multi-functional appeal, as does the home office. • All three bedrooms upstairs have walk-in robes. The expansive master has a breathtaking ensuite too, with double vanity, shower and toilet. It also has its own balcony overlooking the parkland opposite. • There is fibre-to-the-home installed, offering seamless network connectivity. • A security alarm system ensures the safety of your family.
Distance from the Beach and surroundings	• 14 minutes drive to Westfield Tea Tree Plaza • 24 minutes drive to Adelaide CBD
School Zone and Schools nearby	• St. Martins Catholic Primary • Cedar College

All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries. All distances are approximate. RLA 293907

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