



blue chip
investment
opportunity



Lot 245 Wyatt Street, Northgate (Lightsview Estate)

A sensational opportunity to purchase one of SA's best display homes in a prime location across from a stunning reserve in Lightsview Estate, only 8km from Adelaide's CBD

Price: \$770,000*
 Lease: 1 years plus 3 x 1 year extensions*
 Rental: 7% of purchase price (\$53,900 per annum based on \$770,000)
 Furniture: Furniture included*
 Land area: 484sqm

Set and forget: Statesman is responsible for garden maintenance, gas, electricity and water usage as well as all maintenance during the lease (refer to lease for details).

Contemporary, innovative and fresh, this architect-designed home is located in the heart of Adelaide's newest eastern suburb, Lightsview Estate, a quality and perfectly crafted estate. Superbly appointed with the latest designer fixtures and furnishings selected by a professional interior designer, this spacious 4-bedroom, 2 bathroom home also features a double garage, 2 separate living areas, study and a home office. With a focus on sustainability and energy efficiency, this home also includes lots of clever touches like a kitchen office area, roomy walk-in pantry and alfresco courtyard. A perfect investment opportunity, or a fabulous future home, this is a sensational offer for the astute investor.

Don't delay - this opportunity won't last!



myrtle

Living Area: 194.50 sqm
 Porch: 1.99 sqm
 Alfresco: 20.03 sqm
 Garage: 34.77 sqm
 Total: 251.29 sqm (26.98 squares)
 Width: 13.90m (inc. double garage)
 Depth: 21.00m



- FAMILY
- 2 bathrooms
- 4 bedrooms
- 2 car garage
- 2 living
- 1 study



26.98
Squares



Note: there may be slight differences between the floorplan shown above and the actual home