



blue chip
investment
opportunity



Lot 207 Rapid Avenue, Northgate (Lightsview Estate)

Located in the prestigious new Lightsview estate, this is your chance to own one of South Australia's best display homes, only 10 minutes from Adelaide's CBD.

Design:	Swansea
Price:	\$685,000*
Lease:	1 year plus 4 x 1 year options*
Rental:	7% of purchase price (\$47,950 per annum based on \$685,000)
Furniture:	Furniture included*
Land area:	418 sqm

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

The stunning Swansea has been architecturally designed by award-winning architect Max Pritchard, around a focal courtyard. Featuring 3 bedrooms and study, the home has a northern orientation to assist in creating an environmentally sustainable dwelling. Packed with designer features, the open plan kitchen and meals area provides a spacious feeling as well as encouraging the possibility of outdoor entertaining. With the colour scheme chosen by a professional interior designer and the garden sculpted by a landscape architect, this home exudes luxury and class.

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



Swansea
22.10 squares



Size Specifications

Living	165.75m ²
Porch	4.76m ²
Carport	35.28m ²
Total	205.79m ² / 22.10 sqs
Width	12.80m (incl. double carport)
Depth	21.62m

The very best in family living. An outstanding sustainable, light and airy home designed around a focal courtyard by an award-winning architect.

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