

1/1 Barnes Avenue, Magill, SA 5072



Unit For Sale

Monday, 29 April 2024

1/1 Barnes Avenue, Magill, SA 5072

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 101 m2

Type: Unit



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Auction On-Site Wednesday 15th May 5:00PM (USP)

As cute and cosy as they come, this downsized yet spacious solid brick stunner - awash with beautiful modern contemporary updates from top to bottom, and blending character charm with stylish standards - will have solo buyers, lifestyle-loving retirees, as well as astute investors eager to clinch a little slice of magic in Magill. Well-positioned at the front of this small and superbly maintained group, and claiming a lush and leafy backyard sweeping with fresh lawn, feature tree and private hedging perfect for sunny spots to savour the day, 1/1 Barnes boasts an impeccable base to plant your feet. Inside spills with natural light through lovely bay windows, while the open-plan living, dining and stone-topped kitchen combine for one elegant entertaining space. With rich timber cabinetry off-set by marbled benches and splashback, along with gleaming stainless appliances, whipping up nightly deliciousness for friends or guests relaxing just a comfortable conversation away elevates this homette's lifestyle potential. Lovely neutral tones are warmed by durable hybrid floating floors, while the sparkling bathroom complements the generously bright and airy bedrooms. Wide contemporary built-in robes to the master are yet another welcome touch to the quality refurb here, together with ducted AC throughout, practical laundry, and fully enclosed all-weather alfresco completes this delightful abode's endless appeal. Across the road from the local favourite Long Lost Friend café, walking distance to Magill Road's revamped strip of shopping and takeaway essentials, and around the corner from the bustling Firle Plaza & Kmart and the iconic Parade Norwood moments further... don't sleep on this lowset and stress-free sanctuary.

FEATURES WE LOVE

- Beautiful open-plan entertaining potential as the living, dining and elegant kitchen combine for one stellar social hub
- Superb modern contemporary kitchen featuring stone bench tops, abundant cabinetry and cupboards, trough sink and stainless oven with gas stove top
- Lovely bay windows to the main living, cosy wall heater, stylish floating floors and ducted AC throughout for year-round comfort
- 2 generously-sized bedrooms, the master with wide BIRs
- Sparkling main bathroom featuring separate shower and bath, as well as practical laundry
- Fully enclosed outdoor alfresco for welcome privacy
- Stunning and sunbathed backyard featuring sweeping lush lawn, feature tree and private screening, perfect for soaking up the warm sun as you enjoy morning coffee routines
- Residents' only undercover car parking space
- Gas heating

LOCATION

- Close to a raft of popular local cafés, tasty takeaway eateries, and the vibrant redeveloped shopping strip on Magill Road
- A stone's throw to the bustling Firle Plaza & Kmart, just 7-minutes to the iconic Parade Norwood for all your social catch-ups and weekend entertainment, and a mere 10-minutes to Adelaide CBD

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Norwood RLA 278530 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | BurnsideZone | GN - General Neighborhood House | 101sqm(Approx.)Built | TBCCouncil Rates | \$TBC paWater | \$TBC pqESL | \$TBC pa