

**1/30 Magdalene Terrace, Pasadena, SA 5042**

**Raine&Horne.**

**Unit For Sale**

Friday, 9 February 2024

1/30 Magdalene Terrace, Pasadena, SA 5042

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 276 m2**

**Type: Unit**



Brett Trimboli

0411153364

**\$440,000 - \$470,000**

BEST & FINAL Offer by Sunday 18th Feb at 6pm. Embark on a new chapter of modern living with this impeccably rejuvenated homette nestled in a charming trio of residences at 1/30 Magdalene Terrace, Pasadena. Indulge in the following indoor luxuries:- A pristine 2-pac kitchen boasting soft-close doors for an enduring touch of elegance.- Extensive renovations include new plumbing, tiling, wiring, sink, and granite stone benchtops, ensuring years of seamless functionality.- A four-burner oven stove paired with a new, powerful rangehood for culinary enthusiasts.- Freshly painted walls complemented by new floating flooring throughout the entire home.- A completely revamped bathroom-laundry combo, featuring modern amenities such as a stylish vanity, shower, toilet, laundry sink, exhaust fan, and mirror cabinet.- Enhanced comfort with new curtains & carpets in bedrooms, new floating floor in lounge room- The lounge room is equipped with split-system air conditioning, and captures the invigorating morning sunshine. Step into outdoor bliss with the following features:- Brand-new front and rear doorsteps, ensuring easy and reliable access.- A private, gated high-fenced yard adorned with lush, soft lawn, being your exclusive haven for sunny breakfasts, shaded afternoon reading, and wine-infused dinner parties.- Freshly painted eaves and quality guttering for a polished exterior.- Pressure-cleaned concrete surfaces for a consistently fresh appearance.- A convenient tool-shed for garden storage.- Private and low-maintenance clothesline space right at your backdoor. This self-managed strata property stands out with its absence of pesky quarterly fees, offering a straightforward annual insurance arrangement. Enjoy hassle free parking with a short walk to the carport or convenient on-street parking. Invest in a lifestyle of low maintenance and private space living, where the indoors and outdoors seamlessly blend in modern freshness. NBN availability ensures connectivity, and the local Cashel St bus is just minutes away. Revel in the proximity of Pasadena Community Centre, St Mary's Street Reserve, Thurles Street Reserve and Playground, Green Leaves Early Learning, and the renowned Pasadena Shopping Centre. Perfectly suited for singles, couples, small families, retirees, and pet owners, this rebirthed homette invites you to experience a harmonious blend of comfort and style. Secure your slice of contemporary paradise today! Council: City of Mitcham Council Rates: \$1,297.10 per annum SA Water: \$153.70 per quarter ESL: \$93.80 per annum Strata Fees: None, just annual insurance Living Area: 57 sqm (approx) Year Built: 1973 Zoning: Suburban Neighbourhood (SN) Rental Appraisal: \$470 pw (approx) NB: Kindly note that select images used within our promotional content have undergone staging processes, showcasing possible arrangements and aesthetics within the property.