

1 Angas Road, Magill, SA 5072



Sold House

Saturday, 12 August 2023

1 Angas Road, Magill, SA 5072

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 305 m2

Type: House



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\$748,000

Introducing 1 Angas Road Magill, a lovely fusion of comfort, convenience and classic design. Constructed in 2000, this single storey, 3 bedroom home, seamlessly blends practical living with modern charm, making it the perfect choice for first homebuyers, downsizers or professionals. Step inside to experience the harmonious flow of the floorplan which incorporates a formal lounge, a large kitchen/family room/dining combo, a garage with internal access, and a laundry all within 145m² of thoughtfully planned accommodation. Cooks of the house will love the tidy kitchen, finished with elegant timber cabinetry and tasteful tiled splashbacks, offering ample storage and preparation space. Adjacent to the kitchen, the dining area effortlessly unfolds to an airy pergola and covered alfresco - a breezy, inviting space ideal for both entertaining guests or enjoying a quiet dinner under the stars. The accommodation features three generously sized bedrooms, with the master suite boasting built-in storage. Centrally located, the bathroom serves the home with a touch of luxury, offering a bathtub, shower, and a separate toilet area. Adding to the home's practicality, the internal laundry provides direct access to the yard and garage with space for one vehicle. What sets this home apart is the freedom it affords. Enjoying street frontage, it's a detached property with an independent driveway and a securely fenced rear yard, providing a safe and private haven.

Key Features:

- Single level, 3 bedroom home with a flowing floorplan
- Master bedroom with built-in storage
- Curtains and blinds in all rooms
- Ducted reverse cycle a/c in all main rooms
- Ceiling fans in all bedrooms
- Carpeted bedrooms
- Tiles throughout the rest of the house
- Large kitchen with plenty of storage
- Dishwasher and gas stove
- Dining area opens out to pergola and covered alfresco
- Gas hot water system
- Central bathroom with a bathtub, shower, and separate toilet
- Direct yard access via the internal, separate laundry
- Large water tank
- Street frontage, detached property
- Securely fenced rear yard
- Close to local amenities, including excellent schools and public transport

Your location is second to none with proximity to Moules Road public transport, Grandview Grove Reserve, renowned local schools, childcare centres, University of South Australia's Magill Campus, Firlie Plaza, and a plethora of dining and entertainment options. The nearby zoned primary schools are Magill School and unzoned primary schools are East Torrens Primary School and Thorndon Park Primary School. Other unzoned primary schools close by are Stradbroke School and Trinity Gardens School. The nearby zoned secondary school is Morialta Secondary College, and the unzoned secondary schools are Norwood International High School, Charles Campbell College, Marryatville High School and Adelaide Botanic High School. Information about school zones is obtained from education.sa.gov.au. The buyer should verify its accuracy in an independent manner.

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. Ray White Norwood/Grange are taking preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing will be required at this open inspection.

Property Details:

Council | CAMPBELLTOWN
Zone | GN - General Neighbourhood
Land | 305sqm(Approx.)
House | 155sqm(Approx.)
Built | 2000
Council Rates | \$TBC pa
Water | \$TBC pa
ESL | \$TBC pa