

**100 Reid Avenue, Magill, SA 5072**



**Sold House**

Friday, 11 August 2023

100 Reid Avenue, Magill, SA 5072

**Bedrooms: 4**

**Bathrooms: 1**

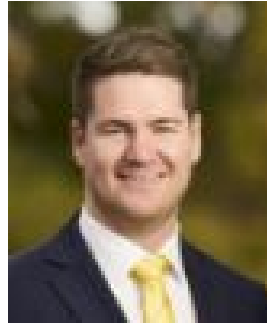
**Parkings: 3**

**Area: 840 m2**

**Type: House**



Andrew Welch  
0870821411



Tim Knowling  
0451667360

**\$890,000**

Unleash the potential of this property positioned in an ultra-convenient location. Occupying a substantial 840sqm block (approx), this exciting opportunity comes with both investment and development options that will spike interest from a range of buyers. A sweeping 17.98m (approx) North-facing frontage, deep driveway and extensive rear garden frames the entirely liveable or rentable 4-bedroom home. The existing residence (c1950) was extended in the early 90s, and although perfectly comfortable, it is timeworn, and offers exceptional potential to clear the site and design and rebuild a magnificent family home, or redevelop (subject to planning consents). Currently, a front verandah spans the width of the home which opens to reveal a spacious, single level design aglow with natural light. Three sets of front windows beautifully brighten the lounge, study/home office and dining room, while a neat and functional kitchen features a timber-topped breakfast bar, gas cooking and pantry. The four bedrooms are all carpeted, one with built-in robes and three fitted with ceiling fans. The bathroom offers a vanity, bath and walk-in shower and there is a separate w.c. The back door steps out to a paved porch and covered verandah. A wonderfully private rear with great alfresco options and ample room for children and pets to explore. The property also includes:-

- Reverse cycle air conditioning units in front study & kitchen
- Separate laundry
- Large garage (powered) with side pedestrian access
- Cubby house (powered)
- Fully-sealed shed (suitable as studio or hobby room)
- Garden shed
- Long driveway with carport (off street parking for up to 3 vehicles)
- Security screen doors front & back
- Crimsafe security screens on all windows
- Solar panels - 1.5kW
- Solar hot water system

Occupy or rent while making grand plans for a new build or development in a neighbourhood sought by families for its proximity to mouth watering eateries, major shopping destinations and transport just out the front. This amenity-rich location is also near private schooling (Rostrevor College), the highly-regarded Norwood International High School, Morialta Secondary College, East Torrens, Magill or Stradbroke Primary Schools or St. Joseph's Primary, and mere moments to vibrant Norwood Parade, or a 15-minute commute to the CBD. Surrounded by updated homes and contemporary new builds, this is a location that will reward your investment and hard work. Auction: Friday 4th August at 2:30pm on site CT: 5654/22 Council: Campbelltown Council rates: \$2,358.75pa (approx) Water rates: \$215.42pq (approx) RLA 312012