

**11 Armson Avenue, Magill, SA 5072**



**Sold House**

Thursday, 22 February 2024

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**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 5**

**Area: 726 m2**

**Type: House**



Richie Carter

## Contact agent

You'll love the breezy, open plan living space complete with updated kitchen, dining and family areas - perfect for entertaining! And you'll love the down time as your kids while away the hours bouncing between the customised mini-basketball court and the gorgeous saltwater chlorinated fully tiled swimming pool with solar lights, ModWood decking and hot outdoor shower. Built in 1960, this idyllic family home was still being renovated as recently as 2023. The kitchen was completed just three months ago and is the heart of the home, boasting Smeg appliances, a functional island with Caesarstone bench tops and handy servery to the outdoor area. The lounge and dining areas sit adjacent offering breathtaking views of the pool and city skyline. The dining area features bifold glass doors with an impressive retractable fly screen allowing the fresh air in and keeping the pests out. There is ample accommodation with the main bedroom overlooking the front garden and complete with built-in robes, a ceiling fan and split system air-conditioning. A generous second and third bedroom also have spacious built-ins and ceiling fans. The two-way bathroom opens through to two separate toilets, one conveniently located by the back door for wet bodies emerging from the pool. A large teenage retreat/studio lies at the opposite end of the house off the family room and could be converted into a fourth bedroom with architecturally-designed plans available to build an ensuite and walk-in robe. But wait, there's more! The backyard also features a studio with split system and adjoining garden shed with plans designed to add another toilet and bathroom. Ponder it all sipping your morning coffee, listening to the local birdlife and trying to spot your friendly neighbourhood koala. More reasons why we love this home

- Property sits on a generous 726m<sup>2</sup> and has had just two owners
- Swann security system with sensor lights around the exterior of the property which can be monitored from your phone
- Keyless front door entry
- Downlights throughout
- Remote control roller blinds with back-up power packs securing all windows across the front of the house with windows facing the backyard made of non-breakable glass.
- Double carport with room for up to four more cars, a caravan and loads of on-street parking
- Laundry with an abundance of cupboard space and provisions for a wall-mounted dryer.
- 1.5kw solar system with an attractive 60c/kwH rebate
- Astral pool chlorinator and brand new pumps do the pool maintenance for you
- Fully reticulated watering system
- Property protected by built-in termite pots
- Short walk to Penfold Park offering playground, tennis courts, basketball courts and barbecue facilities
- Close to Penfolds Magill Estate Cellar Door
- Shop at Wattle Park Shopping Centre, Romeo's Foodland Magill and enjoy a drink at the nearby Tower Hotel
- A short drive to the beautiful Morialta Conservation with its multiple walking trails and waterfalls
- Zoned for Magill Primary and Norwood International High Schools with Rostrevor College and the Uni SA Magill Campus close by

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