

**12/18 Church Street, Magill, SA 5072**



**Unit For Sale**

Friday, 12 April 2024

12/18 Church Street, Magill, SA 5072

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Rosalind Neale

**\$390,000 - \$410,000**

Set within a quiet group on the street front this two bedroom unit is ideally located in a pretty part of popular Magill and within easy walking distance of shops, cafés, parks and other lifestyle amenities as well as fantastic transport links to the city. The light and bright kitchen features gas cooking, dishwasher, dual sinks and plenty of cupboard space. The open plan living and dining area is surprisingly spacious and provides the perfect setting in which to entertain family and friends with access via glass sliding door to adjoining private paved outdoor courtyard. The floor plan offers two good sized bedrooms, both with built-in wardrobes and garden outlook. The bathroom offers the added luxury of a separate bath and shower, vanity and toilet. This unit is complete with a separate laundry with external access, split system air conditioning, ceiling fan and garden shed. Allocated open parking space at rear of group. Currently tenanted until November 2024, this charming property offers a wonderful investment opportunity or the option to move in, unpack and enjoy the convenient lifestyle on offer. Key features include:

- Open plan living and dining areas
- Light filled kitchen with gas cooking
- Spacious master bedroom
- Good sized second bedroom
- Built-in wardrobes and linen cupboard
- Separate laundry
- Private paved courtyard
- Garden shed
- Reverse cycle air conditioning
- Easy walking distance to UniSA's Magill Campus

Specifications: CT / Volume 5052 Folio 895 Council / Campbelltown Zoning / General Neighbourhood Built / 1973 Internal / 70 m<sup>2</sup> (approx.) Council Rates / \$285.00 pq (approx.) SA Water (Supply & Sewerage) / \$153.70 pq (approx.) Strata Fees / \$ 391.70pq (approx.) ES Levy / \$96.85 pa (approx.)