

# 12 Magor Close, Normanville, SA 5204



## House For Sale

Tuesday, 19 December 2023

12 Magor Close, Normanville, SA 5204

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 818 m2**

**Type: House**



Cassie Edwards

0400856900

## Best Offers | Price guide \$745k - 765K

Best offers by Midday on Monday, 15th of January | Unless sold prior. Price guide: \$745,000 - \$765,000. Open inspection: Saturday, 23rd of December 11.30 am - 12.15 pm. Private inspection by arrangement. Welcome to 12 Magor Close, Normanville. This beautiful, light-filled four-bedroom home offers spacious open-plan living and incredible alfresco and green spaces. The main living space truly is the heart of the home. The well-equipped kitchen is abundant with natural light and offers views through the alfresco area onto the beautiful green lawn of the rear yard. Plenty of storage and bench space, double sink, dishwasher and walk in pantry mean dinner time is a breeze no matter who's turn it is to cook. Glass sliding doors connect the dining area to the alfresco space, making a perfect transition from inside dining to out. This area really accentuates the generous layout of the home. The large under-cover alfresco/entertaining area, complete with café blinds, overlooks the back yard and is perfect for those large family get-togethers, easily accommodating twenty people or relaxing and keeping kids entertained in any weather conditions. Imagine enjoying a lazy Sunday morning here, relaxing with a cup of coffee and the local paper while listening to the wrens sing in the garden. The four bedrooms are split between the front and rear of the house. The master bedroom boasts a bay window, ensuite bathroom and walk-in robe, while the three additional bedrooms are well proportioned, with two having BIRs. The formal lounge is offered as an alternative living space, this could double as a work-from-home space or could be converted into a generous fifth bedroom. The property also has additional storage space, linen storage, ducted air conditioning, laundry, and a second bathroom with a bath and walk-in shower. Outside, you'll find established, low-maintenance irrigated gardens with retaining walls, paving, fruit trees, raised veggie beds, and lawn. The yard is divided into two levels, split with extensive landscaping and retaining wall. This elevation creates a truly private zone, great for kids to enjoy or to simply relax in your own private area. Park your car in the attached carport while still having a separate shed for a workshop or storage area. If you're into the arts, crafts, or making, this shed will make a perfect studio. Conveniently located in a peaceful cul-de-sac, it is within walking distance to both the township of Normanville and the local area school. Our picturesque beaches, untouched nature, vast rolling green hills, cafés and brand-new foreshore development, along with our close proximity to Adelaide, make Normanville an idyllic living location. This property presents immaculately. Its diverse offerings make it the perfect property for any prospective buyer. Be it a family home, retirement living or an investment property, this home is sure to impress the most fastidious purchaser. Yankalilla Area School 2 mins (1.1km) Normanville Beach 5 mins (2.4km) Normanville Café/supermarket 3 mins (1.5km) Yankalilla Cafes/supermarket 4 mins (2.6km) Adelaide CBD 1hr, 12mins (75.5km) Southern Fleurieu Family Practice 3 mins (1.5km) Deep Creek Conservation Park 28 mins (24.5km) Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA 62833