

120B Arthur Street, Magill, SA 5072

HARRIS

House For Sale

Friday, 3 May 2024

120B Arthur Street, Magill, SA 5072

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 338 m2

Type: House



Scott Moon
0882023500



Troy Law
0882023500

\$1.19m

Best offers by 1pm Tuesday 14th May (unless sold prior) This is Magill style, amplified. A Simonds built designer home of scale and unquestionable standing, moments from Magill Primary, Rostrevor College, Morialta Secondary School, and an about-turn from the iconic Gums Reserve. Built in 2017, the 4-bedroom, 2.5-bathroom design doesn't just look the goods; it fulfills the family or executive brief, brilliantly with 4 different living areas. Secure double garaging offers discreet internal access on arrival, high gloss floor tiles usher you in for a leading formal lounge and study as warm neutrals, quality window furnishings, stone benchtops, and 2.7m ceilings (upstairs and down) depict the calibre to come. Over 300 squares of chic living across a 337sqm allotment – the lifestyle versus maintenance equation is clearly in your favour. For breakfast on the go or for gathering a crowd, the high-spec kitchen's waterfall island seats, preps, and provides extra storage, while the open plan living and meals oblige in the best way: with all-weather alfresco spill via glass sliders and stacker doors. Established and effective – it's how low-maintenance gardens should sign off. And it's only fair with a King-sized master bedroom dominating the upper level like this – including a sumptuous parent's retreat, walk-in dressing robe, and luxe ensuite with dual basins – that the three remaining double bedrooms enjoy walk-in robes, a sparkling 3-way bathroom, and a plush central living area to share. Hike the hills, run with the kids around Daly Oval, make a fruit, veg, and grocery dash along St. Bernard's Road, hail a city bus, or hit Magill Road or The Parade in a flash for a tonne of coveted eateries. With a radius of Norwood, Newton, and Norton Summit ahead, if it sounds too good to be true, an Arthur Street tour will prove otherwise. This is ease & scale in the favoured east:- Freestanding, Torrens titled design (c2017)- Secure 2-car garage + extra off-street parking- 2.7m ceilings – upstairs & down- Chic entertainer's kitchen with stone surfaces- Indoor/outdoor alfresco living with bi-fold stacker doors- 2 sparkling bathrooms + guest powder room- WIRs to 3 plush double bedrooms- Master bedroom with huge WIR, luxe ensuite & leading terrace- Ducted R/C A/C throughout- Ducted vacuuming - 10kW 3-phase solar system- Fully fenced established backyard- Garden/utility shed- Zoning for Magill School & Morialta Secondary College- Just 9kms east of the CBD And much more... Specifications: CT / 6180/118 Council / Campbelltown Zoning / GN Built / 2017 Land / 338m² (approx) Frontage / 11.43m Council Rates / \$2435.65pa Emergency Services Levy / \$193.60pa SA Water / \$220.03pa Estimated rental assessment / \$850 - \$920 per week / Written rental assessment can be provided upon request Nearby Schools / Magill School, Morialta Secondary College Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 22640