

13 Armson Avenue, Magill, SA 5072

House For Sale

Saturday, 25 November 2023

13 Armson Avenue, Magill, SA 5072

Bedrooms: 4

Bathrooms: 2

Area: 872 m2

Type: House



Sally Cameron
0412915108



Nadia Covino
0427003933

AUCTION | \$790,000

Auction Location: Sunday 10th of December at 11:30am on site. A substantial parcel of prime residential land approximating 872sqm, ripe for the astute buyer to redevelop, transform, tenant or sub-divide (subject to all necessary council approvals, consents and land size restrictions). This is an exciting opportunity to put your own stamp on a magnificent piece of real estate. Currently a two storey, 4-bedroom 1960s dwelling sits on the land. The block has a wide street frontage of 23.37m, a depth of up to 39.86m and rear width approximating 22.86m (all measurements stated are approximate) and has the potential to enjoy treetop views towards the city. This huge piece of land sits on a whisper quiet tree-lined avenue in a peaceful and convenient family friendly foothills suburb, renowned for its proximity to outstanding recreation, shopping and schools, all with a stunning hills backdrop only minutes from the city centre. LOCATION- Less than 10km to Victoria Square- Close to The Parade, Magill Road, Firlé shopping & café precincts - Wattle Park shops & bakery SCHOOLS- Zoned for Magill School & Norwood International High School - Close to Pembroke, Rostrevor, St Ignatius, St Peters Girls - Uni SA Magill RECREATION- Walk to Penfold Park and Magill Estate- Morialta Conservation Park- Kensington Gardens Reserve