

14 Eton Avenue, Magill, SA 5072



Sold House

Friday, 6 October 2023

14 Eton Avenue, Magill, SA 5072

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Danny DiestelFeddersen
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Brett Brook
0413664434

\$900,000

Superbly positioned with a charming street presence in the tightly held suburb of Magill just 15 minutes from the Adelaide CBD; this spacious, single-fronted solid brick home offers carefree, comfortable and contemporary living. Designed to perfection, the functional floorplan offers three bedrooms, a two way bathroom which doubles as an ensuite, a spacious laundry with outdoor access, 2nd toilet and a stunning long hallway through to the open plan living area. The heads of the household will enjoy the generous master suite complete with a gorgeous bay window and a large walk-through wardrobe with an excellent fit out of storage and through to the chic two-way ensuite where the stresses of the day will melt away. This deceptively spacious abode features two living zones, starting with a central lounge room that acts as a handy separate living space or formal lounge room, offering a beautiful outlook to your private side courtyard; the perfect spot to bask in the morning sun and enjoy a cuppa! The spacious kitchen offers ample cabinetry and bench space for room preparation, with quality appliances including a gas cooktop, double sink, pura tap, oven and excellent breakfast bar for a quick brekkie or casual Friday night drinks. When dinner is done, spill out through the glass sliding doors to enjoy a glass of wine under alfresco entertaining, overlooking a low-maintenance backyard. The yard is the perfect size for those who don't wish to spend their weekends gardening, offering the perfect amount of lawn for children (or fur-children) to play while the established trees and greenery offer a tranquil backdrop and provide privacy to your own outdoor oasis. Enjoy this fantastic location offering the best of all worlds: halfway between the beautiful hills and the Adelaide CBD. Spend your weekends exploring your new neighbourhood with walks to Morialta Falls, moments to local shops and amenities for everyday needs and a beautiful community feel that you will never want to leave. Spoilt for choice with excellent education options including Morialta Secondary College, East Torrens Primary School, Rostrevor College, Magill University and zoned to the highly renowned Norwood International High School. Offering an ideal low-maintenance downsizer, a step in the door for first-home buyers or a golden investment opportunity ready to be taken straight to the rental market! More reasons to love this home:- Torrens Titles 1997 built, courtyard home- Solid brick with landscaped gardens - Ducted evaporative air conditioning throughout- Gas wall heater in open-plan living, dining & kitchen - Kitchen with gas cooktop and electric oven - Master with walk-in wardrobe and 2-way bathroom- Spacious bathroom with spa bath and access to master - Plush carpet in bedrooms and built-in robe in bedroom two - Laundry with ample storage, outdoor access and second toilet - Blinds throughout home - Established and low-maintenance backyard - Single car carport with electric roller door

Specifications: Title Type: Torrens Year Built: 1995 Lot Size: 430m² (approximate) Council Rates: \$1,794.65 per annum Emergency Services Levy: \$108.50 per annum Water & Sewer Rates: \$181.65 per quarter (supply only) 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. If this property is to be sold via auction the Vendors Statement may be inspected at 80 Unley Road, Unley for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 276447.