

# 14 Patola Street, Magill, SA 5072

## House For Sale

Thursday, 16 November 2023

14 Patola Street, Magill, SA 5072

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 880 m2**

**Type: House**



Bronte Manuel  
0439828882



Jessica Crane  
0423207478

## **Best offers due Wednesday 6th December at 5pm**

Nestled in the heart of Magill, this original condition home is set on a level 880sqm block with a generous 22.61m frontage. Ideal for those looking for a savvy investment opportunity, the perfect allotment for you to create your dream home or next development opportunity (STCC). As it stands, the home features three spacious bedrooms, a tidy kitchen with ample cabinetry, large living room and separate laundry and toilet. The home is equipped with evaporative cooling, ensuring comfort during the warmer months. One of the standout features of this property is the oversized backyard. This expansive outdoor space provides a blank canvas for landscaping enthusiasts or those who dream of a large outdoor entertaining area, with plenty of room for a pool if desired (STCC). The single carport offers convenient off-street parking with a large shed for storage. The location of 14 Patola Street is second to none. A short stroll will take you to the Hectorville Sports, Tennis and Community Club - a hub of local activity and community spirit. For the coffee lovers, Daly Coffee Kick is just a walk away, perfect for your morning caffeine fix or a leisurely weekend brunch and within close proximity to the Parade with its shopping boutiques and countless eateries. Families will appreciate the proximity to quality schools, only a short drive to East Torrens Primary and zoned to Morialta Secondary (Y7 & 8) and popular Norwood International High, alternatively a short drive to private colleges including Rostrevor, PAC and Pembroke. This property's many features include: - A redevelopment opportunity (STCC) on a level 880sqm block - Three large bedrooms and a tidy kitchen with ample storage - Evaporative cooling for comfort in the warmer months - An oversized backyard waiting for your landscaping touch - A single carport for convenient off-street parking - Walking distance to local sports clubs and cafes - Close proximity to quality schools, including zoning to Norwood International High