

# 16 Cranbrook Avenue, Magill, SA 5072

## Sold House

Friday, 3 November 2023

16 Cranbrook Avenue, Magill, SA 5072

**Bedrooms: 3**

**Bathrooms: 2**

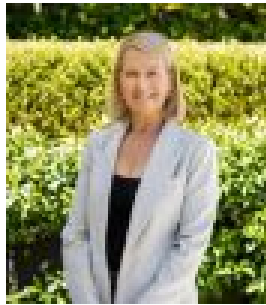
**Parkings: 4**

**Area: 1131 m2**

**Type: House**



Tim Thredgold



Megan Thredgold  
0417802997

## Contact agent

Solid family home with timeless charm, captivating garden and flexible living spaces on 1,131 sqm Nestled in the heart of popular Magill, this solid 1965-built family home is a true gem, boasting an expansive 1,131 sqm block that offers the perfect classic charm and spacious family living. With its magnificent proportions, breathtakingly landscaped garden, and ample accommodation, this property is a rare opportunity. As you enter this beautifully maintained 1960-built home there is a sense of timeless elegance and spaciousness. Be impressed with the solid construction and craftsmanship that withstand the test of time. With multiple generously sized living areas and ample accommodation, this home offers flexible spaces for the whole family to relax and entertain simultaneously. The garden extends its allure with numerous outdoor entertaining areas. From the expansive verandah for al fresco dining all year round to the rear shaded pergola among magnificent beautifully landscaped garden, enjoy every moment of the Australian outdoor lifestyle. The garden is a paradise of flora and fauna, it provides an oasis of tranquillity. With lush lawns, colourful blooms, and peaceful corners to explore, it's a haven for nature enthusiasts. Ideally located with Magill Primary, Rostrevor College, Morialta College and Uni SA Magill Campus all within walking distance; for the active families there are various walking trails, parks and playgrounds nearby. Minutes to Magill Road shopping precinct for boutiques shopping and dining. Features: - 3-4 bedrooms, retreat can also be used as a study - Open fireplace to lounge - Spacious kitchen with electric stove top - Large tiled verandah - Double garage and double carport with extra space for off street parking - Beautifully landscaped garden - Zoned for Magill Primary and Morialta Secondary College Specifications CT 5945/205 Zoning: General Neighbourhood Council: City of Campbelltown Council Rate: \$3,333.05 pa Water Rate (Supply + Sewer): \$273.75 pqES Levy: \$158.65 pa