

**16c Eton Avenue, Magill, SA 5072**



**House For Sale**

Thursday, 9 November 2023

16c Eton Avenue, Magill, SA 5072

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 457 m2**

**Type: House**



Bjorn Kunzel  
0404164447



Mike Lowrie  
0423329994

## AUCTION 30th NOV (USP)

The time to act is this Thursday the 30th of November, when we auction this amazing home to be sold to the highest bidder. Final viewing and registration starts at 6:30pm with the auction to be held straight after at 7pm sharp. This is not your typical Magill villa home, because this one comes with HUGE bedrooms and the added bonus of a large shed/workshop at the rear. With only the one owner since new, this is your once in a lifetime opportunity to ACT FAST and secure this wonderful spacious home offering three large bedrooms, two bathrooms, two living rooms and a rare rear shed all sitting on a land holding measuring at approximately 457m<sup>2</sup>. NOTE: The AUCTION will be held on site at the property on Thursday evening, the 30th of November 2023 at 7pm sharp with bidder registration from 6:30pm. FEATURES INCLUDE: \* 457m<sup>2</sup> Land size (appx). \* 220m<sup>2</sup> Living area (appx) \* 3 EXTRA LARGE Bedrooms, all with robes. \* Master bedroom with walk in and ensuite. \* New carpets in master bedroom. \* Central formal lounge & dining with new carpets. \* 3 Way main bathroom. \* Ducted air conditioning. \* Solid timber kitchen with gas cooking. \* Dishwasher and pantry. \* Open plan kitchen, meals and family area. \* Rear undercover entertaining area with vergola. \* Low maintenance gardens. \* Large shed/workshop/rumpus at the rear. \* PLUS MORE NOTE: Sale is by way of AUCTION to be held at the property on the evening of Thursday the 30th of November at 7pm sharp. Bidder registration from 6:30pm. So get your finances in order and come ready to buy. RLA 300 185 Disclaimer: The information contained in this website has been prepared by eXp Australia Pty Ltd ("the Company") and/or an agent of the Company. The Company has used its best efforts to verify, and ensure the accuracy of, the information contained herein. The Company accepts no responsibility or liability for any errors, inaccuracies, omissions, or mistakes present in this website. Prospective buyers are advised to conduct their own investigations and make the relevant enquiries required to verify the information contained in this website.