

17 Douglas Street, Magill, SA 5072

HARRIS

House For Sale

Thursday, 1 February 2024

17 Douglas Street, Magill, SA 5072

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Type: House



Laura Prest

0406200211

\$760k-\$830k

Perfectly poised and maintained to present an easy-care and effortless home base, this remodelled four-bedroom address combines the best of contemporary style with a leafy eastern suburbs lifestyle. Immersed in the ethos of foothills living to offer proximity to a vast range of shopping conveniences, quality schooling establishments and even the city cusp, it's never been a better time to make the move to Magill. From manicured gardens and secure fencing that lovingly frame the red brick façade, there is an earthly homeliness that carries right through the top-to-toe refurbished footprint. Beginning with a carpeted lounge that soaks up the north-facing sun through soft sheer curtains, you'll love to dine, relax or entertain in this charming space. Connecting to a well-equipped kitchen, you'll be inspired to get creative amongst the quality offerings of Westinghouse gas cooktop and under bench oven, whilst the all-important dishwasher automatically takes care of the aftermath. Overlooking another versatile living space, choose to configure as an eat-in dining area, second living zone or home office depending on your family dynamic. All four carpeted bedrooms surround the living zones, headlined by a peaceful master that extends through to ensuite and walk-in robe. Allowing secure internal access, the garage has been fitted with sliding doors to effortlessly access the rear yard, transformed into a tranquil space to sit and reflect under a lofty pitched pergola. Completely low maintenance, the patch of verdant grass and climbing star jasmine give kids and pets a safe play space, whilst extra vehicles, boats and caravans also have a domain behind lockable double gates. Easy-care enough that you can lock-up and leave for your next holiday or spend more time outside exploring the wonderful perks of your own backyard – from nature walks, playgrounds, reserves, cafés, restaurants and boutique shopping - it's a recipe for an excitingly new and effortless chapter on Douglas. Even more to love:

- Walk-in pantry
- Built-in robes to bedroom 3
- Evaporative air conditioning
- Gas wall heater in dining with vent into the 'meals area'
- Extra off-street parking in driveway
- Separate bath & toilet
- Alarm system
- 140m to bus stop
- Zoned for Magill Primary & Norwood International HS
- Walking distance to Rostrevor College, Uni SA & Morialta Conservation Park
- Proximity to Pembroke, St. Joseph's & Romeo's Foodland
- Just 15-minutes to the CBD

Specifications: CT / 5107/475 Council / Campbelltown Zoning / GN Built / 1993 Land / 388m² approx Frontage / 19.2m Council Rates / \$1,974.15pa Emergency Services Levy / \$166.40pa SA Water / \$192.40pa Estimated rental assessment / \$750 - \$800 per week / Written rental assessment can be provided upon request Nearby Schools / Magill School, East Torrens P.S, Thorndon Park P.S, Norwood International H.S

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