

18 Second Street, Magill, SA 5072

HARRIS

House For Sale

Tuesday, 11 June 2024

18 Second Street, Magill, SA 5072

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 350 m2

Type: House



Effie Vlachoulis
0412677189



Tim Gu
0405090969

\$1.2m

Forget the time-wasting struggle of finding just the right block to build your dream family home from the ground up, because at 18 Second Street – wonderfully located in the leafy heart of the sought-after east a stone's throw to exclusive schools and bustling shopping precincts – the hard work has already been done! Owner-occupied since its 2013 construction, and a tribute to the well-conceived architectural decision-making by TEK Building & Design creating a faultless, family-friendly footprint flowing across 2 floors of light-filled living, prepare to plant your feet and find the forever home for your growing brood. Behind commanding curb-side appeal, step through a solid double-door entry and discover blonde timber floating floors gliding through a spaciouly bright and airy living and dining before the gleaming chef's zone blooms into purpose. With wide glass sliders seamlessly dividing stone-topped culinary inspiration ready to handle the morning rush as much as be the source for nightly deliciousness, shifting across for effortless alfresco flow in the warmer months where early-riser coffee routines, sunny lunches and balmy evenings wining and dining friends will take on a whole new meaning. An all-weather timber-decked sanctuary book-ended by two sunbathed pockets perfect for toiling neat veggie and herb gardens, and the other with space to play for the kids or room to roam for the doggo, there's welcome versatility both inside and out. Exceptional feature and form tailor-made for the modern household, the sweeping second level reveals a lofty retreat ideal for the kids to rule and roost, 2 ample-sized bedrooms with built-ins convenience by the sparkling main bathroom, while the splendid master enjoys fresh-air balcony access, his and hers walk-in wardrobes and luxe ensuite for those all-important daily rituals. Together with a long-list of key inclusions, from a spacious ground floor home office, walk-in pantry/mud-room entry from your double garage, to powerful ducted AC, bill-busting solar system, and toasty ground level wall heater with an array of breezy ceiling fans... this is a masterfully designed and delivered home that simply has to be on your must-see list. Features you'll love:- Beautifully free-flowing ground floor with a light-filled living, dining and spacious chef's kitchen combining for one stunning entertaining hub- Sweeping stone bench tops and island ready to socialise as you serve, abundant cabinetry and cupboards, WIP, and gleaming stainless appliances including Bosch dishwasher and 900mm Smeg oven and stove top- Timber-decked all-weather alfresco area with LED downlights and ceiling fan, as well as adjoining sunbathed low-maintenance yards- Lovely upstairs retreat spilling with natural light- Generous master bedroom featuring balcony, ceiling fan, WIR and luxe ensuite 2 additional ample-sized bedrooms, both with BIRs- Sparkling main bathroom featuring separate shower and relaxing bath, as well as separate WC and powder area for added family convenience- Large ground floor study/home office (or 4th bedroom option)- Practical laundry with storage, guest WC, zone ducted AC and powerful wall heater, as well as solar system for lower energy bills- Double garage and designer street frontage Location highlights:- Nestled in the quiet and neighbourly inner streets of this family-friendly local a short stroll to popular parks, playgrounds and reserves- Around the corner from both Magill Primary, Morialta Secondary and Rostrevor College for excellent schooling options close to home- A stone's throw to the bustling Firlie Plaza & Kmart for all your shopping essentials, 8-minutes to the vibrant Parade Norwood, and under 15-minutes to Adelaide CBD Specifications: CT / 6071/377 Council / Campbelltown Zoning / GN Built / 2012 Land / 350m² (approx) Frontage / 18.5m Council Rates / \$2736.35pa Emergency Services Levy / \$216.30pa SA Water / \$243.05pa Estimated rental assessment: \$750 - \$800 p/w (Written rental assessment can be provided upon request) Nearby Schools / Magill School, East Torrens P.S, Morialta Secondary College 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409