

**18 Third Street, Magill, SA 5072**



**Sold House**

Thursday, 4 April 2024

18 Third Street, Magill, SA 5072

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 344 m2**

**Type: House**



Julie Zanes

0438886113

## Contact agent

This meticulously presented courtyard home offers low-maintenance, contemporary living at its best. Ideal for first-home buyers, investors, or downsizers looking for a fuss-free eastern suburbs lifestyle. Set on a quiet, leafy street in popular Magill, it is designed with easy living in mind with abundant natural light, timber floors, plantation shutters and a versatile layout. Whether you enjoy entertaining or relaxing at home, this contemporary home has it all. The spacious open-plan living and dining area is light, bright and welcoming. Sliding doors lead to the paved alfresco area, creating a flexible indoor-outdoor living and entertaining space. Cooking will never be a chore in the spacious kitchen with gas cooking, a walk-in pantry, dishwasher, and a breakfast bar. The master suite is the perfect end-of-day retreat with plantation shutters, a spacious walk-through robe and ensuite access to the three-way bathroom. In addition, there are two further light-filled bedrooms with ceiling fans and built-in robes. Other creature comforts include ducted cooling, a secure garage with access to the courtyard, and an easy-care yard. Magill offers a fantastic cosmopolitan lifestyle, perfectly positioned between the CBD and the hills. Shops, cafes, parks, schools and Uni SA Magill are all within walking distance. You can be in the city within minutes with easy access to public transport. Features we love: • Meticulous courtyard home • Leafy outlook • Open-plan living • Paved alfresco area • Spacious kitchen with walk-in pantry • Timber floors • Plantation shutters • Three bedrooms with ceiling fans • Secure garage • Easy-care courtyard garden • Blue-chip eastern suburbs location

When location and easy living matters, you won't want to miss what this property has to offer. Certificate of Title - 6071/514 Council - Campbelltown City Council Zoning - Residential Year Built - 1995 Land Size - 344m<sup>2</sup> Total Build area - tba Council Rates - tba SA Water Rates - tba Emergency Services Levy - tba All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275403