

2/11-13 St Bernards Road, Magill, SA 5072

HARRIS

Sold Unit

Saturday, 10 February 2024

2/11-13 St Bernards Road, Magill, SA 5072

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Scott Moon
0882023500



Troy Law
0882023500

\$576,000

Best offers by 12:00pm Tuesday 13th February (unless sold prior) Set quietly away from while still moments from the best of Magill, 2/11-13 Saint Bernards Road packs a punch. Whether you're starting up, slowing down, or starting or amplifying your portfolio, it's an address endlessly capable of doing it all with style. A rich brick façade fronts a floorplan defined by soaring vaulted ceilings with exposed beams, creating a breathtaking canopy across generous lounge with bay window. An open-plan kitchen with breakfast bar unites all zones for connected living, stone benchtops, gas cooking and dishwasher combining to create an enviable workspace. Two generous bedrooms are tucked in their own wing, each complete with built-in robes, fully serviced by an updated bathroom. Boasting floor-to-ceiling tiling, ultra-wide vanity, bathtub and corner shower, it's a serene retreat for everyday rituals. Sliding doors step out to private courtyard, eastern orientation guaranteeing blissful morning sunrays. Easy-care by design, you'll never have to sacrifice downtime to excessive garden maintenance, competing the allotment with further liveability. Moments from the newly reimagined Magill Road precinct for your morning coffee, or the iconic Penfolds Magill Estate for cellar door discoveries or milestone celebrations in the Magill Estate Restaurant. Proximity to Magill School, Norwood International High School, St Peters Girls and Rostrevor College makes the morning school run simple, with UniSA Magill campus a short walk away. Only 15 minutes to the CBD, or harness regular public transport for a quick commute. Easy living, elevated – welcome home. More to Love: • Small group of 6 with no common walls • Single carport under main roof, with additional paved park • Ducted evaporative air-conditioning, with additional split system to lounge • Ceiling fans • Separate laundry with exterior access • Plush carpets Specifications: CT / 5007/144 Council / Campbelltown Zoning / GN Built / 1986 Council Rates / \$1147.35pa Strata Rates / \$819pa Emergency Services Levy / \$108.20pa SA Water / \$153.70pa Estimated rental assessment / \$500 per week / Written rental assessment can be provided upon request Nearby Schools / East Torrens P.S, Norwood International H.S 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