

**2 Oakleigh Avenue, Magill, SA 5072**



**Sold House**

Friday, 11 August 2023

2 Oakleigh Avenue, Magill, SA 5072

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 710 m2**

**Type: House**



Nick Ploubidis

0423840514

**\$1,050,000**

Auction Location: on-site"Under Instructions from the Public Trustee"For sale for the first time in over 60 years, we present a rare opportunity! Renovate and adapt this unique home to your liking or alternatively start again and build your brand new home on this large 710sqm (approx) corner block offering. Take advantage of this unique opportunity to secure a slice of this highly sought after section of Magill. Bordered by The Parade, Magill and Penfold Roads, and situated in the dress circle section moments from the newly developed Magill Village Precinct, Magill Primary and Norwood International High Schools. An added bonus for some will be the short stroll to Penfold's Magill Estate Winery.Park the pride and joy in the large double garage and for those who like to tinker get set to set up the dedicated workshop with plenty of additional room for workbenches or general storage.Your search has ended! Get in quickly to secure the ultimate of locations to raise a family in the beautiful leafy suburb of Magill, situated minutes from top public and private primary and secondary schools and the University of Adelaide Magill Campus. This location is sure to become your families future.AUCTION: Friday 11th August at 1:30pm, on site. CONTRACTED AT AUCTIONCT: Volume 5831 Folio 520Council: City of BurnsideCouncil rates: \$1,567 per annum (approx)Water rates: \$215.42 per quarter (approx)Land Size: 710sqm (approx)Year Built: 1956LJ Hooker Kensington | Unley provide a service called Auction Pay which allows you to pay your deposit online, on the spot at Auction, rather than having the hassle of arranging payment by cheque. Please contact Benjamin Nightingale and Nick Ploubidis to find out more about this service.The Vendor's Statement (Form 1) will be available for perusal by members of the public:-(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.