

**21 Macmahon Avenue, St Agnes, SA 5097**

**HARRIS**

**House For Sale**

Tuesday, 30 April 2024

21 Macmahon Avenue, St Agnes, SA 5097

**Bedrooms: 4**

**Bathrooms: 2**

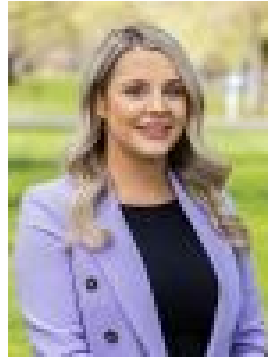
**Parkings: 1**

**Area: 350 m2**

**Type: House**



Jarred Stamoulis  
0430160663



Naomi Perrett  
0488540920

**\$620k**

This inviting property boasts 3 bedrooms, 2 bathrooms (including an ensuite), and an additional room perfect for a fourth bedroom or second living area. Expertly built by Metro Homes in 2017, quality and longevity are assured while its timeless style will ensure all types of buyer's will love the home for decades to come. Best of all, with no shared walls, this stand alone property offers privacy and security, allowing you to retreat into your own sanctuary at the end of a long day. As you step inside, you're greeted by a sense of space and comfort that extends to every corner of this inviting home. Natural light floods the space through plentiful windows, creating an airy atmosphere and with neutral colour tones throughout, styling becomes a breeze. The heart of the home lies in its open plan living area, where the kitchen seamlessly blends with the living space, fostering a sense of connectivity and warmth. Prepare culinary delights in the well-appointed kitchen, equipped with sleek stone benchtops, gas cooktops, and a suite of modern appliances that cater to the needs of even the most discerning chef. Beyond the walls of this charming home lies a wealth of amenities and attractions that enrich the St Agnes lifestyle. Explore nearby shopping centres such as Westfield Tea Tree Plaza, dine at local cafes and restaurants such as the Coffee Barun or Bangkok Boulevard, or enjoy leisurely strolls in the surrounding parks and reserves. Families will appreciate the proximity to well-regarded schools and educational institutions, while commuters will benefit from easy access to public transport links. Additional features, such as an alarm system for added security, reverse cycle heating and cooling for year-round comfort, and a spacious outdoor entertaining area, elevate the living experience to new heights. Whether you're hosting gatherings with friends or simply enjoying a quiet evening under the stars, this outdoor space is sure to become a favourite retreat. Don't miss the opportunity to make 21 Macmahon Avenue your own and experience the best of St Agnes living and embark on a journey to a lifestyle defined by comfort, convenience, and endless possibilities. Things we love: - Charming residence in St Agnes with modern allure- 3 generously sized bedrooms, including a master bedroom with ensuite- Additional versatile room for flexible use as a fourth bedroom or second living area- Neutral colour tones throughout for easy styling- Open plan living integrating kitchen seamlessly- Well-appointed kitchen with stone benchtops, gas cooktops, and modern appliances- Abundant windows for natural light- Standalone property for privacy without shared walls- Alarm system for added security- Reverse cycle heating and cooling for year-round comfort- Spacious outdoor entertaining area- Close proximity to amenities, schools, parks, and public transport options Specifications: CT / 6187/344 Council / Tea Tree Gully Zoning / HDN Built / 2017 Land / 350m<sup>2</sup> (approx) Frontage / 8.84m Council Rates / \$1,908pa Emergency Services Levy / \$138pa SA Water / \$93pq Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Ardtornish P.S, Modbury School P-6, Ridgehaven P.S, Redwood Park P.S, St Agnes School P-6, Modbury 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