

21B Alton Avenue, Magill, SA 5072

HARRIS

Sold House

Thursday, 21 September 2023

21B Alton Avenue, Magill, SA 5072

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 348 m2

Type: House



Scott Moon
0882023500



Troy Law
0882023500

\$856,500

Privacy, security and impeccable style, 21b Alton Avenue exemplifies sleek and low-maintenance lifestyle. Built in 2007, refurbished with a fresh coat of paint and updated interior in 2021, thoroughly crafted with contemporary living in mind, it's an enviable next step, no matter if you're looking for a first home, new era, downsizer or investment. Red brick, feature stone and tiled verandah wrap the frontage in reproduction Villa elegance, offset by easy care gardens. The spacious floorplan centres around extensive open-plan living area, with kitchen boasting vast island for smooth meal service and connecting all zones for seamless modern flow. Stainless steel appliances, gas cooking, full length pantry and stone benchtops combine to create a worthy workspace ready and raring for cook-offs and recipe trials. Sliding doors effortlessly integrate indoors and out, gliding to easy-care courtyard with paved alfresco area. Northern orientation ensures the area is big on sunrays, while low maintenance garden beds and lush lawns ensuring you can spend soaking up the sunshine without sacrificing excessive downtime to garden care. A generous main bedroom is fully equipped with double windows, walk-in robe and ensuite, with corner vanity and freestanding shower ensuring serenity for self-care rituals and the morning rush. Two additional bedrooms are fully serviced by a family bathroom, providing flexibility to grow or change as you do. Further space to spread out is delivered by a formal living room, providing scope to allocate as a playroom, teenagers retreat, or a bespoke office suite for work-from-home days. Moments from the newly reimaged Magill Road precinct for your morning coffee, as well as Hectorville Sports Club and the Gums Reserve for time spent in nature. Proximity to Magill School, the new Morialta Secondary College, 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 from St Bernards Road for a quick commute. No matter the plan, the future looks promising... More to love:- Near new kitchen appliances- Private and secure rear placement - Secure double garage with additional off-street parking- Separate laundry with exterior access- Reverse cycle ducted air-conditioning- Easy care tiles, plush carpets and modernised curtains- Neutral colour palette- Downlighting- Security and intercom system- Rainwater tanks- Upgraded hot water system

Specifications: CT / 5981/345 Council / Campbelltown Zoning / GN Built / 2007 Land / 348m² Council Rates / \$1,590.00pa Emergency Services Levy / \$141.15pa SA Water / \$166.65pq Estimated rental assessment / \$650 - \$700 per week / Written rental assessment can be provided upon request

Nearby Schools / Morialta Secondary College

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