

# 23 Harrow Avenue, Magill, SA 5072



## Sold House

Thursday, 21 September 2023

23 Harrow Avenue, Magill, SA 5072

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 915 m<sup>2</sup>

Type: House



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**\$1,100,000**

With a much sought after, rear northerly orientation and generous street frontage, and also a very comfortable home to live in or rent out while you plan your development. Zoned General Neighbourhood, this much sought after large allotment could see two wide fronted allotments being created and two substantial dwellings being built or you may choose to consider 3 residential flat or group dwellings as its best fit (Note all re-development and potential subdivision is subject to all necessary consents and buyers should make their own enquiries to all necessary bodies for their responses). The home offers ducted evaporative cooling throughout, plus 2 reverse cycle high wall split systems in the living room and master bedroom. There are 3 bedrooms plus a separate study with curtains for some privacy if needed as a fourth bedroom. The kitchen features a gas cooker plus there is a gas hot water service and a large detached iron garage for car/storage. The location speaks for itself, around the corner from Daly Oval / Reserve and only approximately a 5 minute drive to Firlie Plaza with Coles, Kmart, many local shops and cafes. According to [www.education.sa.gov.au](http://www.education.sa.gov.au) the home is zoned for the much sought after Norwood International High School (well within walking distance if required). Year Built: 1958 approx. Land size: 915 sqm approx. Frontage: 19.50m approx. Council Rates: \$2820.25 per annum approx. SA Water Rates: \$243.05 per quarter approx. E.S.L: \$261.30 per annum approx. Buyers note: The vendor has given clear instructions to the Agent that they will not consider offers prior to the Auction. If you're interested in this property you will need to register to bid at the Auction. The Vendors 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. \*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 property's land size, floorplans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.