

**26-30 Gertrude Street, Magill, SA 5072**

**NOAKES  
NICKOLAS**

**House For Sale**

Thursday, 13 June 2024

26-30 Gertrude Street, Magill, SA 5072

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



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## Best Offers By 1/7 (USP)

\*NO STAMP DUTY & FHOG (UNCAPPED) AVAILABLE FOR FIRST HOME BUYERS(Subject to Eligibility Criteria)Just completed in 2024, this Torrens titled four-bedroom, two living residence offers low maintenance living within the leafy suburbs of Magill.Positioned on a favourable corner allotment nestled behind secure fencing, is a towering hebel and brick facade home concealing two levels of spacious living ideally suited to the modern family.Find the main bedroom suite and open plan living on the ground floor. Heads of household can enjoy a carpeted north-facing bedroom, with a walk-in robe, and fully-tiled private ensuite styled in the calming pale grey tones that carry throughout the home.Open plan living expands over herringbone style floating timber floors. Enjoy a glossy island bar and plenty more bench space, lots of storage, with high quality SMEG appliances including a 900mm electric oven, gas cooktop, and window splashback, with a butler's pantry extending behind the scenes.Enjoy dining at the centre, a study nook, and a large lounge space that flows to the tiled Alfresco, protected from the elements and overlooking your blank canvas, fuss-free courtyard.Upstairs to the carpeted first floor, a second lounge makes for an ideal kids' retreat between three further bedrooms, including a second main bedroom suite complete with another walk-in robe and ensuite.Bedroom three enjoys a walk-in robe too, and bedroom four is fitted with built-in robes, while a large, luxurious three-way main bathroom includes a large shower and family-friendly bath.Only just completed and ready to roll, this fabulous contemporary residence is ready to exceed expectations and elevate your lifestyle in Magill.Close to nature, enjoy weekend exploration at Morialta Falls and Conservation Park, special meals at Penfolds Magill Estate, and great access to the CBD with an easy commute down Magill Road.A short drive to cosmopolitan shopping at Norwood Parade and everyday shopping at Romeo's Foodland Magill and within easy reach of quality schools, settle in and enjoy a life of convenience from your sparkling new contemporary residence on Gertrude.More to love:- SMEG appliances- Reverse cycle ducted A/C throughout- Secure double garage with auto panel lift door and further off-street parking- Secure tubular fencing- Exposed aggregate concreting- Ground floor guests' powder room- Instant gas hot water system- Rainwater tank- Low maintenance landscaping- Zoned to revered Magill School and Norwood International High, close to UniSA Magill Campus and Rostrevor College and within the catchment area for Magill Kindergarten- Moments to public transport along St Bernards and Magill roads- Just 6km to the Adelaide CBD#26 - Unavailable#28 - Unavailable#30 - AvailableLand Size: 257sqmYear Built: 2024Title: TorrensCouncil: City ofCampbelltownCouncil Rates: TBCSA Water: TBCES Levy: TBCDisclaimer: 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.