

26A Koongarra Avenue, Magill, SA 5072

HARRIS

House For Sale

Thursday, 16 November 2023

26A Koongarra Avenue, Magill, SA 5072

Bedrooms: 4

Bathrooms: 1

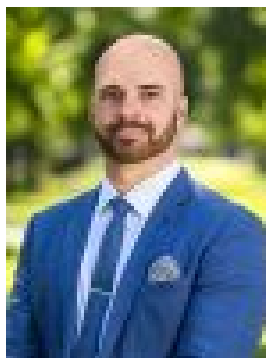
Parkings: 1

Area: 358 m2

Type: House



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0449763628

\$715k

Secure, spacious and soulful, 26A Koongarra Avenue is the epitome of eastern suburbs living. Bursting with heritage character and expanded to create the ultimate family footprint, it's never been so easy to envision every era at one address. Enviably north-facing, the rendered frontage overlooks easy-care gardens, room for a basketball/netball hoop, and a wide timber deck - the ideal place for a dose of vitamin D while devouring the latest bestseller. Those covetable rays carry through to the front family room with combustion heater, and finished with classic cornicing, high ceilings, polished floorboards and shuttered windows celebrating mid-century origins throughout. A connected dining room is on hand for both formal dining and casual meals, while a monochrome kitchen infuses the old-world footprint with modern style. Primed to soak up more of those sunbeams during daylight hours and provide a serene retreat in the evening, two front bedrooms are complete with built-in robes, while an additional bedroom completes the slumber zones with grace. All serviced by an updated bathroom offering the best in contemporary comfort, with corner basin, bathtub, and separate WC. An efficient ducted evaporative cooler ensures comfort throughout without hefty power bills. Truly multi-functional, a semi-detached studio is on hand to adapt your-way. Whether you're seeking scope for a multi-generational living and bedroom space, a supreme work-from-home suite, music room, playroom, or all the above, it's designed to grow and change as you do. Rich classic red brick and timber decking create the perfect epicentre for summers spent outdoors with an alfresco area to host friends while overlooking lush lawns - ensuring effortless supervision of backyard cricket matches or cartwheel practise. A good sized garden shed integrated with the greenery completes your outdoors. The best of Magill is right at your doorstep, with Morialta Conservation Park ready for keen hikers, while local Ovals are a short walk away for a kick of the footy or a run for your furry family members to burn off some energy. The grocery run is simple, with St Bernards Fruit and Veg Market and Romeo's Foodland Magill both nearby, as well as the Tower Hotel for pub dining. All your educational needs are sorted, with Magill School, Norwood International High School, Rostrevor College and UniSA Magill Campus all within easy reach, and the CBD only 20 minutes away for a streamlined school run and commute. Public transport is easily accessible with several key bus routes only a short walk.

More to love:- Secure off-street parking- Ducted evaporative air conditioning, with combustion heater to lounge- Plantation shutters- Downlighting- Separate laundry and storeroom- Security system- Rear gate access to rear yard- Polished timber floors and plush charcoal carpets

Specifications: CT / 6132/235 Council / Campbelltown Zoning / GN Built / 1958 Land / 358m² Frontage / 12.97m Council Rates / \$1,616.00pa Emergency Services Levy / \$145.25 pa SA Water / \$170.91pa Estimated rental assessment / \$700 - \$770 per week / Written rental assessment can be provided upon request

Nearby Schools / Magill School, Thorndon Park P.S, Norwood International H.S

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