

3/358 Magill Road, Kensington Park, SA 5068

HARRIS

Sold House

Friday, 1 September 2023

3/358 Magill Road, Kensington Park, SA 5068

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 154 m2

Type: House



Tom Hector
0423767967



Jayden Finch
0434644901

\$630,000

With everyday convenience in spades and arm's reach to some of the biggest drawcards of the inner-east, this charming contemporary townhouse will delight and excite first-time buyers looking for a low maintenance entry into the thriving market or make the perfect addition to a high value portfolio. Offering a cosy yet wonderfully comfortable ground level where the spacious, soft-carpeted living flows into the light-filled open kitchen inviting easy conversation and company as you cook delicious dinners for friends and family, or step outside to a private courtyard for peaceful, sunny lunches – there's lots to love here. You'll find a versatile upstairs floorplan with two handy single bedrooms along with the generous master enjoying a fresh air balcony, main bathroom spilling with natural light, along with a ground floor guest WC adjoining the laundry for great practicality whether you're a single, young family or space-seeking downsizer. Lovely as is, easy updates here would be a privilege though certainly not necessary and can be carried out whenever the time suits. Superbly located on the fringe of the iconic Parade Norwood as well as moments to a string of local cafés, restaurants and boutique amenities dotted along Magill Road, not to mention a skip and a jump to Adelaide's vibrant East End by way of car, bike or bus, 3/358 Magill Road delivers a delightfully understated property packed with unrivalled lifestyle appeal! Features you'll love:- Open and airy ground floor flowing from spacious lounge with wall AC to the light-filled kitchen featuring abundant modern cabinetry, good bench top space, dishwasher and in-wall oven- Second wall AC upstairs on the landing- Sunny outdoor alfresco area and neat, low maintenance courtyard- Generous upstairs master bedroom featuring private balcony- 2 additional good-sized bedrooms, one with BIRs- Lovely main bathroom spilling with natural light, separate shower and bath, as well as ground floor guest WC- Practical laundry and understairs storage- Secure garage with roller door and charming, easy-care frontage- A short stroll to popular local cafés and delicious takeaway eateries- Close to leafy parks such as Kensington Gardens Reserve, Kensington Park Reserve and The Gums - Moments to Firlie Plaza and Kmart as well as the vibrant Parade Norwood for wonderful lifestyle options and all your daily essential shopping- Nearby City-bound public transport options- Close proximity to Magill Primary, Norwood High School and Pembroke College- Only 4km to Adelaide CBD Specifications: CT / 5059/664 Council / Burnside Zoning / BNBuilt / 1991 Council Rates / \$999.80pa (approx) Strata Rates / \$322pq (Admin Fee) Strata Manager / Whittles Strata Pet Policy / Upon approval of application Emergency Services Levy / \$134.65pa (approx) SA Water / \$160.16pq (approx) Estimated rental assessment: \$530 - \$570 p/w (Written rental assessment can be provided upon request) Nearby Schools / Marryatville P.S, Magill P.S, Norwood International 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