

**32b Leonard Street, Magill, SA 5072**

**House For Sale**

Thursday, 8 February 2024

32b Leonard Street, Magill, SA 5072

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 351 m2**

**Type: House**



Greg Bolto

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## **Auction guide \$870,000.00**

Circa 2005! Offering dual paved driveways, each driveway leads to a single lock up garage under the main roof, both garages have direct access into the home. In addition two more vehicle parking spaces are available on each of the driveways. A total of four carparking areas for off street parking, two undercover vehicle garages that are securely locked up and two open space parks. The home has great street appeal with a rendered facade, and a portico porch. Entry into the home you'll instantly note the high 2.7 metre ceilings throughout all rooms. The hallway has all main rooms leading from it, ceramic tiled flooring features from the entry foyer through the passageway and continues to the kitchen/dine area. Offering three bedrooms, plus a store room. The main bedroom is positioned towards the rear of the home. Bedroom one has both an ensuite bathroom and a walk in robe, the robe allowing ample storage space. The ensuite has a separate shower alcove with glazed screen, a vanity unit and a toilet. The main bedroom location is extremely peaceful and looks out to the rear courtyard. Bedroom two and three can accommodate a double bed each if required, all bedrooms are conveniently positioned to the main bathroom and the separate toilet. The main bathroom has a separate bath, a separate shower alcove with glazed screen and vanity with wall hung mirror. A separate laundry with its own external access door for convenience. The open plan design takes advantage of the outdoor courtyard, a glazed sliding door allows ample natural sunlight to filter through the room and offers outdoor dining/living when required. The kitchen is well appointed, in addition are overhead cupboards for more storage, a large pantry cupboard and ample workable bench top area for meal preparation. Appliances include a dishwasher, gas hot plates for cooking and an under bench oven plus an overhead range-hood. The meals area allows a six piece dining table and chairs! The family room chunky sofas and big TV. The home has ducted reverse cycle air-conditioning throughout all main rooms, in addition the home has insulated ceilings and external walls. Neutral decor, wall to wall carpet flooring in the three bedrooms + drapes and blinds. A security system - alarm and window locks plus a hardwired smoke alarm. Outside the home has established gardens. Low maintenance grounds with easy care shrubs. The rear court-yard is mostly paved, the rear court-yard is private and secure. A garden shed is positioned in one corner of the courtyard, the garden sheds ideal for garden tool storage. Both the front and rear gardens are serviced with a watering system. The immediate location of the home is near Daly Oval, and Norwood Morialta high + middle school. Shopping with numerous nearby supermarkets and variety shops that are a short commute away. The property is offered for sale by public auction on site Saturday 12 noon and open from 11.30am for bidders registrations Saturday the 2nd day of March 2024. The terms and conditions for the auction will be displayed at our office - 685 Port Road Woodville Park three business day prior the 2nd day of March 2024 and again on the day of auction held on site from 11.30am. Bidders registrations is on the day of auction. Bidders require photo ID. The sale deposit is due either the day of auction or Monday the 4th day of March 2024.