

33A Edward Street, Magill, SA 5072

HARRIS

House For Sale

Wednesday, 15 May 2024

33A Edward Street, Magill, SA 5072

Bedrooms: 3

Bathrooms: 2

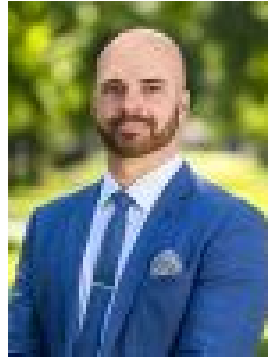
Parkings: 1

Area: 193 m2

Type: House



Scott Moon
0882023500



Troy Law
0882023500

\$699k

If a postcode could promise both hills and city links with a no-ties lifestyle, it's Magill. Drop the map pin here for all this and more, in a fluid urban design with its sights set on every favoured Magill ace. Dine with a view at Penfolds, choose your best brew from Hibernia, Long Lost Friend, or Old is Gold, and for calorie burners, hit the coveted Morialta or Woodford trails. The sleek, street-facing 2013-built town home leads with a discreet powder room and garage entry, ends with an open plan living finale, and savours a serene 3-bedroom sanctuary above: perfect for the downsizer, astute investor or select first home buyer. Tasteful hues and presentation with polish translates to rental appeal and instant liveability. Established and north-facing, rear garden privacy promises outlooks over upkeep best enjoyed with the living room sliders wide open... it all adds to the layout's free-flowing nature, steering the slick kitchen and its storage out of sight, keeping its social benchtop on show. Upstairs, the brilliant blue suite honours you; its vast legroom honours a walk-in robe and a sparkling ensuite in retreat with a full wash of tiles, dual basins, quality fixtures, and wall-to-wall vanity storage. Never underestimate the power of a bath; the main bathroom delivers, and with kids or otherwise, it's placed in tiptoe reach of the rear carpeted double bedrooms. With off-street parking and remote garaging, entertain at home in open-air garden style or lock up and seek out the spoils Magill serves so generously... If routine matters as much as play, you're close to Magill Kindergarten, Rostrevor College, zoned Magill School and the Uni SA Magill Campus, with the city in a 9km straight line via The Parade. Lock up and love life. It's what the east does best. Meet Magill's best in a town home amongst it:- Secure & remote lock-up garage with internal entry- A high-quality rental candidate or no-ties downsizer- North-facing open plan living- Private entertainer's rear courtyard- Valuable under-stair storage & upstairs linen closet- Guest powder room on entry- Large upstairs master bedroom with a fully tiled ensuite & WIR- 2 additional carpeted, double bedrooms- Central family bathroom- Ducted R/C A/C throughout- Galley-style laundry on main level- Minutes from Magill Road's popular café & retail precinct- Zoning for Magill School & Norwood International H.S.- Street-facing style in a boutique community titled complex And much more... Specifications: CT / 6114/282 Council / Campbelltown Zoning / GN Built / 2013 Land / 193m² (approx) Frontage / 6.12m Council Rates / \$1615.25pa Emergency Services Levy / \$145.25pa SA Water / \$170.91pa Community Rates / Community Manager / Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Magill School, Thorndon Park 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