

**33E Edward Street, Magill, SA 5072**

**HARRIS**

**Sold House**

Friday, 11 August 2023

33E Edward Street, Magill, SA 5072

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Georgie Todd  
0420492936

**\$775,000**

Auction | 11am Saturday 29th July 2023 (Unless Sold Prior) Positioned comfortably in a secure group in Edward Street, this Magill home is flawlessly designed to allow ample amounts of natural light to pour in throughout the day, while also being able to enjoy more subtle evening lights while relaxing under the north aspect rear entertaining area. Heading into the healthily sized master bedroom, which sits on the ground floor, you will find the gorgeously appointed 21st-century necessities, a walk-in robe, and a spacious ensuite with a vanity. The home's design continues its modern neutral tones throughout meaning that the newly installed LED downlights bring out the home's stunningly designed open plan living room and kitchen with its 900mm oven, stone benchtops, floor to ceiling pantry, breakfast bar, and high-quality joinery. Moving upstairs you will find the second and third bedrooms, both of which contain built-in robes plus a separate upstairs good-sized bathroom. The convenience is outstanding, with Romeo's Foodland being around the corner. Pint café being just a short drive away and Morialta Conservation Park literally being on your doorstep. Finally, as a bonus, you are zoned to Magill Primary School & Norwood Morialta High School. A few additional points that are worth noting about 33E Edward Street:- Secure panel lift lock up garage- Ample amounts of storage, ducted reverse cycle a/c, downstairs w/c, and separate laundry- Other features include LED downlights throughout- Minutes to Rostrevor College, Magill Primary, and Norwood Morialta High School. Specifications: CT / 6114/289 Council / Campbelltown Zoning / General Neighbourhood Built / 2013 Council Rates / \$1,563.95pa Emergency Services Levy / \$100.95pa SA Water / \$167.84pa Common Property Insurance / \$77pa Estimated rental assessment: \$600 - \$650 p/w (Written rental assessment can be provided upon request) Nearby Schools / Magill School, East Torrens P.S, 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