

36 Brougham Street, Magill, SA 5072

**NOAKES
NICKOLAS**

House For Sale

Tuesday, 7 May 2024

36 Brougham Street, Magill, SA 5072

Bedrooms: 3

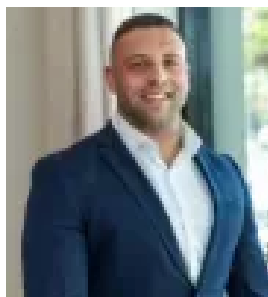
Bathrooms: 2

Parkings: 1

Type: House



Derek Lee
0488465360



Jorden Tresidder
0881663989

Auction 24/5 (USP)

Auction Friday 24th of May at 4:30pm (Unless Sold Prior). Designed over two hi-spec levels, this 2016 custom-built residence is set to exceed all your family aspirations, nestled between the best of both leafy foothills and eastern suburb amenities. Architecturally designed and built with a fastidious attention to detail, the lower-level footprint spans over Italian tiles, extending past a powder room, study nook, laundry and under-stair storage to an enclosable open plan hub. Boasting both quality and luxury, this considerable space fluidly fuses living and dining with a gourmet kitchen - fitted with Bosch oven, Blanco gas cooktop, dishwasher and integrated microwave upon stone benchtops - creating both a functional and sophisticated culinary zone. Landscaped gardens carry from front to back, surrounding an entertainer's alfresco with easy-care terrain and raised good neighbour fencing for kids and pets to safely relish on sunny days. Plush carpets amplify the comfort of the second level, where three bedrooms bookend a second living zone and luxurious main bathroom that takes it up a notch with floor-to-ceiling tiles and separate bathtub. Headlined by a light-filled master, heads of the household are in for a real treat with recessed sheer curtains, walk-in robe and couple's ensuite - also tiled from floor-to-ceiling. Making the morning school run ultra-convenient, you're placed within walking distance of zoned Magill Primary and Norwood International, plus proximity to Uni SA, Pembroke, St. Peter's Girls and Rostrevor College (just to name a few). Footsteps from Long Lost Friend café, Magill Village and the local bus stop that promises an easy 8km CBD commute - Brougham Street brings all the spoils of a modern lifestyle to your very own foothills family haven. Even more to love:

- Torrens-titled 242sqm allotment
- Secure garage with internal access
- Built-in robes to bedroom 2 & 3
- Downstairs powder room
- Ducted & split system R/C air conditioning
- Ceiling fans
- Alarm system
- Ample storage over both levels
- 5,000L plumbed RWT with pump & rain saver
- Proximity to new Magill Road precinct & Norwood Parade

Land Size: 242sqm Year Built: 2016 Title: Torrens Title Council: City of Campbelltown Council Rates: \$2064.70 PASA Water: \$342.18 PQES Levy: TBA 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.