

**3b Gladstone Avenue, Magill, SA 5072**

**HARRIS**

**Sold House**

Thursday, 26 October 2023

3b Gladstone Avenue, Magill, SA 5072

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 343 m2**

**Type: House**



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## Contact agent

A stately C1900 cottage blending an iconic address, enviable old-world foundations and effortless modern style – 3b Gladstone Avenue honours the past while offering a future that looks just as grand. Timelessly appealing, a bluestone-clad frontage is offset by veranda and lush gardens, radiating rich street appeal. Soaring ceilings and tudor glass expertly set the scene for the calibre carried throughout, with three front bedrooms providing scope for bespoke adaptation for your needs. Anchored by rich heritage fireplace, a central lounge flows through to open plan rear living for plenty of footprint to spread out. Split level, slate floored and canopied by breathtaking sloped ceilings, it's an impressive suite sure to be the hub of your home. A contemporary kitchen combines a full suite of stainless-steel appliances, including dishwasher and ultra-wide gas cooktop, with crisp white cabinetry and stone benchtops, vast servery bench connecting all zones for streamlined flow and effortless entertaining. Glass doors connect to full length paved pergola, delivering abundant space for alfresco dining and outdoor living simultaneously. Placement overlooking an easy-care rear yard, with lush lawns bordered by established garden beds, ensures it's the perfect space to unwind with morning coffee or evening wine while overseeing cartwheel practice or watching the sun set. Completing the floorplan with modern utility, a sleek, updated bathroom offers floor-to-ceiling tiles, ultra-wide vanity and deep shower, creating a serene space for rush hour. Mere steps away from the recently reimagined end of Magill Road, the best of the burgeoning café culture is right at your fingertips, with local darling Long Lost Friend seconds away for your morning coffee. Numerous amenities within walking distance, including Romeos Foodland, specialty shops and gyms. Walking distance to Magill School and UniSA Magill, with Norwood International High School, St Peters Girls School and Rostrevor College all in close reach. Less than 20 minutes to the CBD, or harness regular public transport from Magill Rd for a quick commute. It all makes for a difficult opportunity to resist... More to love:- 6.5kw Solar panels with Fronius Primo Inverter and smart energy meter installed 2018- Driveway with rear access, single garage and carport- Additional off-street parking- Ducted reverse cycle air conditioning- Separate laundry and additional guest powder room- Established gardens- Plush carpets and slate floors- Ceiling fans- Café blinds to rear veranda for all-seasons entertaining- Heritage features throughout – fireplaces, tudor glass, ceiling roses

Specifications: CT / 5166/632 Council / Campbelltown Zoning / GN Built / 1900 Land / 343m<sup>2</sup> Frontage / 13.25m Council Rates / \$2,102.35pa Emergency Services Levy / \$178.90pa SA Water / \$200.07pa Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / Magill School, Norwood International H.S.

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