

**4/609 Magill Road, Magill, SA 5072**



**Sold Townhouse**

Thursday, 11 April 2024

4/609 Magill Road, Magill, SA 5072

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 170 m2**

**Type: Townhouse**



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**\$730,000**

Tucked unassumingly behind the heritage-listed Magill Institute, this modern tri-levelled townhouse can almost reach out and grab the cafes, supermarket, specialty shops, restaurants and buzz of Magill Village in complete calm and privacy. A dynamic floorplan places one of your three bedrooms and two bathrooms on the lower floor, making it easy to run a business or host guests (paying or otherwise) without disruption to the rest of the home. Bedrooms 1 and 2 bookend the middle floor, ensuring everyone basks in the bliss of a good night's kip in this neatly presented pad with ducted r/c, engineered timber floors, lock-up garage and the sense the best is saved for last...Open-plan living stretches from north to south, starting with a slick, stone-topped kitchen and ending with an enclosed terrace balcony that can be utilised all year round as a place to dine or simply make that morning coffee a treat from the first sip to the last. Just steps from Hibernia Cafe, Foodland, Magill Primary School, The Tower Hotel, UniSA campus, and public transport that will whoosh you to The Parade or CBD in under 15 minutes, the only thing better than being at home is locking it up and leaving it.

- Quiet despite its enviable, central position in Magill Village - Set in a small, modern group of townhouses - Spacious across every level - Lock-up garage with remote entry - Ready to reside in or rent out - Breakfast bar, stone benchtops, gas cooktop and Blanco dishwasher - Flexible 3-bedroom floorplan - Ducted r/c to all levels - Large separate laundry - High ceilings - Custom window furnishings - Down lighting and moveable screening to terrace balcony - Loads of storage, including built-in robes to all bedrooms - Metres from public transport, restaurants, Foodland, bank, bakery, green grocer and much more All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275403