

**40 Adelaide Street, Magill, SA 5072**



**House For Sale**

Thursday, 13 June 2024

40 Adelaide Street, Magill, SA 5072

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1094 m2**

**Type: House**



Winston Coxon

0884828204

## Auction Sat 6th July

Ray White is proud to present 40 Adelaide Street, Magill - a prime property nestled in one of Adelaide's most sought-after locations. THE LOCATION Boasting a near-city address just 9 kilometers, a mere 15-minute commute, from the Adelaide CBD, convenience is at your fingertips. With regular public transport options available from Magill or Penfold Roads, commuting is a breeze. Outdoor enthusiasts will delight in the proximity to Penfold Park and Morialta Conversation Park, offering endless opportunities for outdoor play and hiking trail exploration. Families will appreciate the streamlined morning school run, with Magill School, Norwood International High School, St Peters Girls School, Rostrevor College, and UniSA Magill all within a close radius. Whether you're looking for convenience, recreation, or educational opportunities, this location offers it all. Don't miss your chance to secure this prime piece of real estate in the heart of Magill. THE RESIDENCE Presenting a prime opportunity on an expansive 1094 square meter allotment, this property offers an enticing prospect for both investors and owner-occupiers alike. The floorplan begins with a sunken living room featuring sleek timber flooring, a ceiling fan, ducted cooling, and a heater for year-round comfort. Adjacent, the light-filled dining room provides a welcoming space for family gatherings. The kitchen, complete with stainless steel oven and gas cooktop, offers functionality and convenience. A centrally located bathroom serves the home's needs efficiently. Downstairs, two bedrooms include the master with a built-in wardrobe and ceiling fan, while upstairs, a third bedroom with built-in robe and split system air conditioning offers versatility as a teenage retreat or additional living space. Outside, the property boasts ample potential with a garage/ workshop space and carport providing secure vehicle storage, along with a clothesline and rainwater tank. Don't miss this opportunity to capitalise on a prime location with endless possibilities. FEATURES • Three Bedrooms • 1094sqm Allotment • Garage/ Workshop plus Carport • Prime Location 9kms to the CBD Now is the time to begin your new lifestyle in the desirable suburb of Magill. For all enquiries, please contact Winston Coxon or Thomas Korte. Regarding price. The property is being offered to the market by way of Auction. We will supply recent sales data for the area which is available upon request via email or at the open inspection. Disclaimer: Every care has been taken to verify the correctness of all details used in this advertisement. However, no warranty or representation is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for errors or omissions. Prospective purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the contract of sale