

**40 Jervois Avenue, Magill, SA 5072**

**HARRIS**

**House For Sale**

Thursday, 13 June 2024

40 Jervois Avenue, Magill, SA 5072

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 696 m2**

**Type: House**



Scott Moon  
0882023500



Troy Law  
0882023500

**\$949k**

Despite first appearances, this gem's future doesn't need to be set in solid brick and stone; on some 700m<sup>2</sup>, a back street turn to Poet's Corner and The Gums Reserve, this near-original timepiece has all the affluence, and the Magill potential. Guided by its boomerang angles, the footprint steers left for a large living room and stone fireplace mantel, rearward for a pristine combined kitchen and meals zone, and right for a lineup of three carpeted double bedrooms. For tenancy or owner occupancy, layered in a long lost vintage aesthetic, the home and its flexible rear rumpus and storage room accompaniments are as neat as they are nostalgic. Home comforts to carry forward include split system air conditioning, a ceiling fan to the central 2nd bedroom, and a terrazzo bathroom flashback, fantastic in pastel...Beyond the extra-long driveway, the secure carport doubles for two cars, blurs into the rear verandah, and joins the brick rumpus room which also annexes a valuable storeroom and shed. For band practice, a work from home office, gym, yoga studio, or simply somewhere to stay while you tackle the home's next phase, this is a vintage that keeps giving. Entertain long into winter beneath the all-weather rear verandah, let the kids rough and tumble on the established lawn, or rethink the property's future entirely (STCC.) It all hinges on your position: a wander from Magill Road's Long Lost Friend and Romeo's Foodland, just 1km from zoned Magill and Norwood International High Schools, and a morning walk to the Uni SA Magill Campus. Tenant it now, put your project stamp on it later. This retro home's time isn't up – it's ready to reveal an unrivalled future...It deserves something special:- Solid brick 3-bedroom boomerang design - Secure carport for up to 2 cars- Detached & versatile rear rumpus room- Near-original retro interiors- 3 large double bedrooms- Rear verandah entertaining- Established, neat front & back gardens- A stroll to Magill Road retail, restaurants & cafes- Prized zoning for Magill School & Norwood Int'l H.S.- A rear block about-turn for The Gums Reserve- Brilliant renovation or rebuild potential – STCC And more... Specifications: CT / 5606/729 Council / Campbelltown Zoning / GNBuilt / 1960 Land / 696m<sup>2</sup> (approx) Frontage / 15.24m Council Rates / \$2128.00pa Emergency Services Levy / \$266.60pa SA Water / \$198.61pa Estimated rental assessment / \$600 - \$660 per week / Written rental assessment can be provided upon request Nearby Schools / Magill School, 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