

**43 Barnes Avenue, Magill, SA 5072**



**House For Sale**

Wednesday, 15 May 2024

43 Barnes Avenue, Magill, SA 5072

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 12**

**Type: House**



Linda Baker

## **Auction.**

Auction on Saturday the 1st June at 10:00am This beautiful residence is located in the sought after suburb of Magill, one street back from Kensington Gardens. Everywhere, both inside and out, the high quality finishes and fixtures are easily visible. The discerning buyer will appreciate how unique this property is, and how difficult it is to find such quality in today's market. Everything has been done to a standard that even the most discerning buyer will appreciate. The original building has been extended and renovated and the subsequent improvements have elevated it to a true top of the range home. The street presence offers privacy with an attractive hedge. There is room for up to 7-8 cars, several in a secure, undercover space, or the double garage. Alternatively, there is room for a large, tall caravan or boat, as well as several cars. Entering the home highlights it as a beautiful haven, equally suited to relaxing or entertaining. The entrance opens into a cosy lounge room, through to a study that could be modified into a fourth bedroom, then through to the open plan living, dining and kitchen areas. The ceiling height adds to the ambience of luxury and space. The elegant flooring is largely original wooden floorboards, and is carried through the entrance and most living areas, It is complimented by glass doors to the huge deck, which has a marvellous view of the expansive garden. The kitchen is a chef's delight, and features spacious cupboards, a gas cooker, and ample storage. It has a French ambience, and the view from the kitchen to the plants and garden outside, make this a delightful cooking space. The family room has plenty of space for everyone, and could easily accommodate a large gathering of people. The home truly is an entertainer's dream. In a separate wing of the home, there are three bedrooms, and you could also create a fourth bedroom from an easily adaptable study. There are two renovated, tastefully appointed bathrooms, with a stylish, contemporary feel. The lower level has a large adaptable room, currently used as a home office. It could also be an ideal teenager's retreat or bedroom. The décor is harmonious throughout, and will suit many different furnishing styles. The living area is extended into the inviting rear deck and established garden, and this is an ideal spot for summer b-b-q's, simply relaxing or taking in a beautiful sunset. Set on a large allotment of over 1,120 square meters, the rear garden is a treasure to enjoy all year round. It has been well planned and structured, and has several unique spaces to relax and take in nature, sunshine and birdsong. There are several plants that attract butterflies, and several fruit trees. There is a patio at the rear of the allotment, and this is another versatile spot for entertaining. This property truly needs to be seen to be appreciated. The property is Torrens title and the block is over 1,122. Inquiries to Linda Baker 0412 959 727 Specifications: C/T: 5319/262. LGA: BURNSIDE. Zoning: SN. Land Size: 1122.0 m2. Build Size: 195 m2. Built: 2006.