

**45 Magnolia Boulevard, Two Wells, SA 5501**



**Sold House**

Saturday, 12 August 2023

45 Magnolia Boulevard, Two Wells, SA 5501

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1803 m2**

**Type: House**



Jessica Buckmaster  
0479113389



Liam McDevitt  
0430501122

**\$860,000**

Team McDevitt from Ray White Walkerville is proud to present this flawless, generously proportioned, and contemporary designed residence. Just 3 years young, this impressive dwelling boasts an expansive open-plan living space, a dedicated home theatre room, an awe-inspiring master suite complete with a substantial walk-in wardrobe and a luxurious ensuite. The exquisitely appointed kitchen includes a walk-in pantry with ample storage space, while a spacious alfresco area seamlessly adjoins the family room, offering an ideal setting for hosting gatherings. This thoughtfully crafted home boasts an intelligent layout and is situated on an expansive allotment of approx. 1,803m<sup>2</sup>. It enjoys a prime location directly opposite the captivating Wildflower Nature Play Park, making it an ideal choice for discerning families seeking a touch of opulence in their living space. Located in Two Wells, a picturesque and vibrant community that offers the perfect blend of rural charm and modern convenience. Nestled amidst the stunning landscapes, just a short easy drive from Adelaide, Two Wells presents an incredible opportunity for those seeking a peaceful, yet well-connected lifestyle.\* AUCTION (USP) - SUNDAY, 27TH AUGUST 2023 AT 12PM

What we love about this property:

- Striking street appeal
- Fantastic floor plan with an abundance of space for the family
- Cosy, carpeted Home Theatre room
- Big kitchen with walk-in pantry
- Lovely feature lighting in the kitchen
- An abundance of storage spaces
- Master suite with walk-in-robe, built-in bench, plus ensuite
- Bedrooms 2 and 3 with built-ins
- 4th bedroom or study located at the front of the home - the perfect home office
- Ceiling fans in all bedrooms
- Ducted reverse cycle heating and cooling
- Stunning tiles throughout the main traffic areas
- Neutral colour palette throughout the entire home
- Alfresco under the main roof, off the main living area, accessed via big sliding doors - ideal for entertaining!
- Fully fenced, large yard with lawn area and a blank canvas to make it your own
- Room to build your dream shed or add a swimming pool (STPC)
- Side gate access to the rear yard on both sides of the property
- Popular and affordable location for families

More Info; CT | 6218/357 Built | circa 2020 Internal Size | 225 m<sup>2</sup> approx. Land Size | 1,803m<sup>2</sup> approx. Council Area | Adelaide Plains Council Rental Estimate | \$600-\$620 approx. per week

Located in the expanding, northern suburbs, this area is continuing to see growth due to the further expansion out north. This is an ideal opportunity to jump into the property market while you still can, or purchase an outstanding investment in today's high rental demand market. For more information, inspection times, or to make an offer prior to the Auction, don't hesitate to get in touch with our agents!

Jessica Buckmaster | 0479 113 389  
Liam McDevitt | 0430 501 122