

**47 Edward Street, Magill, SA 5072**



**House For Sale**

Wednesday, 1 May 2024

47 Edward Street, Magill, SA 5072

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 1**

**Area: 670 m2**

**Type: House**



Eric Jem

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Mark H Watkins

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## **Auction | Sat 18 May 10:00am (USP)**

Rediscover the joy of spacious outdoor family living! Paired with a revitalised interior this captivating home introduces modern contemporary comforts to a fun-filled lifestyle. This snooty foothills locale enjoys Sunday-stroll proximity to Morialta Conservation Park where scenic nature hikes and sparkling waterfalls never fail to impress. From nature on your doorstep to vibrant shops and dining venues along Magill Road and the Parade, this lifestyle destination has it all going on. Busy families need this home, renovated and ready for you to hit the ground running. Featuring a sparkling outdoor pool, four bedrooms, three bathrooms and multiple living zones, the flexibility and functionality you seek is presented with space, style and sunny serenity. Proudly taking centre stage is the crispy-fresh kitchen with stone benchtops, tiled splashback and bay window, gas cooktop and Bosch dishwasher. Congregating on either side are fluent living spaces... peaceful and flowing yet semi-segregated living, dining and work-from-home zones. - C.1996 renovated family home with an inground swimming pool- Auto roller door carport and driveway parking- Split system heating and cooling in the front lounge and rear family room- Ducted evaporative air conditioning- Lounge, large study area, dining space and family room- Two gorgeous master bedrooms with built-in robes and fully renovated ensuites- Third and fourth bedrooms with built-in robes- Main bathroom with shower and bath, separate w/c- Powder area features a double stone-topped vanity - Huge pitched-roof pergola with ceiling fan and heaters- Glass balustrade and aggregate concrete surround the inground pool- 5kw solar panels, 4 x CCTV cameras, garden shed- Zoned Magill Primary School (1.1km) & Norwood International High School (1.9km)- Close to Rostrevor College, Pembroke School, UniSA Magill campus- Shops and dining venues on Magill Road and The Parade RLA 285309