

**47 Giles Street, Magill, SA 5072**

**Boffo**

**House For Sale**

Thursday, 15 February 2024

47 Giles Street, Magill, SA 5072

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Robert Lonie  
0419129009

## Auction

Auction Location: On Site Unique offering – 6/47 Giles Street, Magill and 7/47 Giles Street, Magill, on separate Titles, to be auctioned on the same day! An opportunity to purchase land only, the existing three-bedroom home or acquire both allotments offering a combined 1,444sqm\*.6/47 Giles Street, Magill:House 720sqm\*15.24m\* frontage onto Giles Street 36.58m\* frontage onto East Street 7/47 Giles Street, Magill:Land only724sqm\*18.29m\* frontage onto Giles Street 39.62m\* depth The opportunities are endless for those seeking an idyllic development project or renovation, or the once-in-a-lifetime chance of creating your dream home on expansive grounds (all subject to necessary consents). The existing three-bedroom residence offers its new owner a rarely found opportunity located in the highly sought after suburb of Magill along a beautiful tree-lined street, offering a brilliant lifestyle with walking trails and reserves located just minutes away including the ever popular Morialta Conservation Park. House features: - Three bedrooms- Open plan living, dining and kitchen with air conditioner - Rumpus/studio - Bathroom with separate bath and shower + separate toilet - Separate laundry - Verandah - Double carport - Currently tenanted until May 2024 for \$370 per week \*Approximately\*Lot 7 does not have sewer and water Superbly located only minutes away from all the shopping and entertainment options that Burnside Village, The Parade and Firlle Plaza have to offer. Just a short stroll away from the beautiful Penfold Park with its wonderful greenery and excellent recreation facilities. In close proximity to a variety of excellent public and private schools, including Rostrevor College, Norwood Morialta High, St Peters Girls and Pembroke School. All this and only 8.4km (approximately) to the CBD!All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website.The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.RLA 313174