

4B Newman Street, Magill, SA 5072

HARRIS

House For Sale

Thursday, 28 March 2024

4B Newman Street, Magill, SA 5072

Bedrooms: 4

Bathrooms: 3

Parkings: 1

Area: 200 m2

Type: House



Scott Moon
0882023500



Troy Law
0882023500

\$850k

Best offers by 1pm Tuesday 9th April (unless sold prior) Showcasing a stylish, streamlined design that's big on space while low on upkeep, 4b Newman Street is the ideal framework for elevated living. A sleek monochrome facade layers render, timber, and exposed brick to deliver plenty of contemporary street appeal, fronting a modern floorplan defined by impressive open plan living area, overseen by gourmet kitchen. Boasting Smeg appliances, glass splashback and full-length pantry, a stone-topped island bench with geometric feature light unites all zones, while sliding doors and picture windows create the ultimate indoor/outdoor flow. Upstairs, an additional retreat to landing provides more room to spread out, connecting generous sleeping quarters. A main bedroom with spacious walk-in robe and luxe ensuite offers the ultimate private suite, while two additional bedrooms are complete with built-in robes, fully serviced by luxe family bathroom with floor-to-ceiling tiling, bathtub, corner shower and ultra-wide vanity. An additional bedroom to lower floor amplifies flexibility to grow with you, ready to be utilised as a fourth bedroom, additional living space, or a bespoke work-from-home suite, while dedicated ensuite cleverly doubles as lower-floor powder room for true ingenuity. A courtyard with pergola completes the allotment with the perfect locale to host everything from morning brunch to knock-off drinks. Easy-care by design, it's the perfect alfresco retreat to enjoy fresh air without ever stressing about garden upkeep, freeing up your weekends to enjoy the best of Magill at your doorstep. Keen hikers can spend weekends exploring the Morialta Conservation Park, while Hectorville Oval is seconds away for a kick of the footy or a run for your furry family members to burn off energy. The grocery run is simple, with St Bernards Fruit and Veg Market and Romeo's Foodland Magill both nearby, as well as the Tower Hotel for pub dining. All your educational needs are sorted, with Morialta Secondary College, Rostrevor College and UniSA Magill Campus all within easy reach, while it's only 20-minutes to the CBD for streamlined school run and commute. Low on maintenance, big on lifestyle – it doesn't get sweeter than this. More to love:- C2015 Torrens Titled built home in a small group of three- Secure single garage with rear roller door and interior pedestrian access- Additional off-street park- Ducted reserve cycle air-conditioning- Timber-look floating floors, with carpets upstairs- Separate laundry with exterior access- Downlighting- Rainwater tanks- Irrigation system Specifications: CT / 6168/958 Council / Campbelltown Zoning / GN Built / 2016 Land / 200m² (approx) Frontage / 10.6m Council Rates / \$1615.25pa Emergency Services Levy / \$145.25pa SA Water / \$170.91pa Estimated rental assessment / \$790 - \$850 per week / Written rental assessment can be provided upon request Nearby Schools / Morialta Secondary College 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 | 22640