

**505 Magill Road, Tranmere, SA 5073**



**Sold House**

Tuesday, 16 January 2024

505 Magill Road, Tranmere, SA 5073

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 497 m2**

**Type: House**



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**\$822,000**

For those hunting out eastern suburb's treasures, few rank as highly as this unique find located in the prestige of Poet's Corner, keeping every lifestyle perk you know and love in on-foot standby. ALDI, Foodland, Long Lost Friend and Hibernia Cafes, Uni SA Magill Campus, Penfolds Magill Estate, The Gums Reserve, even a host of lauded public and private schools - all you need do is put plans in motion and this vintage timepiece can become a modern thriller. With secure carport access and an approximate 25m frontage to Hunt Avenue, the near original bungalow-style home - set back from Magill Road - creates an exciting candidate for those itching for a renovation project or redevelopment potential. The home leads with a basic floorplan of a combined family/living zone, spacious dining room, two large and versatile robed bedrooms, a lean-to study, eat-in kitchen, central bathroom, and a separate WC off the simple laundry/utility room. The ultra-private paved rear garden meets the carport, and for the right buyer, investor, or redeveloper, this prized real estate could meet a future of a beautiful home. Beyond the tightly held postcode many aspire to call home are The Parade, Kensington Road, and Burnside Village temptations, the leafy gully trails at Magill Road's peak, and a 7km about-turn beeline into the city. Invest in the potential:

- Near original mid-century vintage bungalow
- Situated In Poet's Corner
- Deep 497sqm (approx.) corner block with a north-facing rear aspect
- 17.7m\* frontage to Magill Road
- 28.5m\* frontage to Hunt Avenue (with secure carport access)
- Zoning for Magill School & Norwood International High School (1km)
- A corner-turn to St. Joseph's School Tranmere
- Mere blocks to the highly popular Gums Reserve
- Easy minutes to Morialta Secondary College, Pembroke School & Loreto College
- Just 7kms east of the Adelaide CBD
- Public transport on hand

**Auction Pricing** - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

**Vendors Statement:** The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

**RLA 322799 Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

**Property Details:** Council | CAMPBELLTOWN Zone | EN - Established Neighbourhood Land | 497sqm (Approx.) House | 150sqm (Approx.) Built | 1948 Council Rates | \$1922.90pa Water | \$189.33pq ESL | \$353.60pa