

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

**House For Sale**

Wednesday, 12 June 2024



51 Magnolia Boulevard, Two Wells, SA 5501

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 972 m2**

**Type: House**



Jamie Wood  
0403592500



Connor Young  
0402775599

## Auction Online | Unless Sold Prior

Welcome to 51 Magnolia Boulevard, Two Wells! Experience the perfect blend of contemporary living and rural charm with this stunning home. With four generously sized bedrooms and two well-appointed bathrooms, this home offers ample space for family living. Each room is designed for comfort and functionality, providing everyone with their own private retreat. Fall in love with the recently renovated kitchen, designed with the modern cook in mind. Featuring stylish finishes, ample storage, and high-quality appliances, this kitchen is the heart of the home and perfect for culinary enthusiasts. A large entertaining area adjoining the house provides ample space to enjoy with family and friends. Embrace eco-friendly living with confidence. The entire property is fully irrigated with a manual system, making it easy to maintain lush, green surroundings. Enjoy a beautifully landscaped yard without the hassle of constant watering. Additional side gate access to the back yard which leads to the abundant shedding and workshop, perfect for trades people, car enthusiasts or to safely store caravans or boats. Located in the picturesque town of Two Wells, you'll enjoy a peaceful rural lifestyle with easy access to local amenities, schools, and recreational facilities. This area has seen amazing growth in recent years and is only a short 45 minute commute to Adelaide CBD via the northern expressway and major shopping in Gawler and Elizabeth within 20 minutes. This home offers the best of both worlds: a serene countryside setting with all the conveniences of modern living. Register your interest today with Jamie Wood on 0403 592 500.

**Features-** A beautiful easy to maintain façade greets you and the double garage with panel lift door and double driveway allows for plenty of off street parking- The entrance sets the tone for the home with a neutral colour palette and gorgeous floating floor boards that flow through to the main living area- Generously sized bedroom 1 set apart from the other bedrooms and boasts a functional ensuite and walk in robe- Bedrooms 2,3 and 4 are well proportioned and all have built in robes - The main bathroom has separate toilet and basin area- A well thought out laundry with plenty of cupboard and shelf space- The formal lounge boasts plenty of natural light and is set just off the main hallway- In the heart of the home lies the open planned kitchen, meals and kitchen- The newly renovated sleek kitchen with adjoining walk in pantry/store room boasts stylish finishes, beautiful pendant lights, an abundance of cupboard storage, state of the art new appliances and -preparation space galore allowing for ease with entertaining- Off the well lit family and meals area you flow into the veranda area that is the perfect space to entertain family and friends- Stay comfortable all year round with reverse cycle a14KW Daikin air-conditioner with Air Touch zone control for optimal heating and cooling plus fans in each bedroom and the main living areas- Lovely low maintenance fully irrigated mature yards with grassed space for pets and children to play- Separate side gate access with gravel drive allowing for access to the large shed, perfect for car enthusiasts, trades or secure storage of additional vehicles, boats or caravans- Equipped with a powerful 6.6KW solar system, this home allows you to enjoy significant energy savings while reducing your carbon footprint.- Keep an eye on your property from anywhere via the security cameras streaming to a mobile app, ensuring peace of mind whether you're at home or away.

**More info:**Built - 2019 Land - 972 sqm (approx.) Building size - 191 sqm (approx.) Zoned - MPT - Master Planned Township \ ETAC - Emerging Township Activity Centre Council - ADELAIDE PLAINS Solar - 6.6KW Hot Water - Gas Instant (Mains) NBN - FTTP Available This property will be going to Auction unless SOLD prior, to register your interest please phone Jamie Wood on 0403 592 500 or Connor Young on 0402 775 599. The safety of our clients, staff and the community is extremely important to us, so we have implemented strict hygiene policies at all of our properties. We welcome your enquiry and look forward to hearing from you. RLA 284373\*Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. 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. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.