

52 Church Street, Magill, SA 5072



House For Sale

Wednesday, 13 March 2024

52 Church Street, Magill, SA 5072

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 380 m2

Type: House



Will Hurley
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Auction In-Room Wednesday 27th March 5:30PM

Nestled in the heart of Magill, 52 Church Street presents a charming residence that seamlessly blends comfort and convenience. As you approach the property, the facade invites you to explore within. Step inside to discover a warm and inviting atmosphere, where natural light and air are emphasized. This delightful home boasts three well-appointed bedrooms, offering ample space for relaxation. The main suite and third bedroom features ceiling fans to keep you cool during balmy summer nights. The bathroom offers a soaking bathtub and glass shower, with a separate toilet for maximum privacy and comfort, mornings become a tranquil affair, allowing you to start your day with ease. Entertaining is a breeze in the shared kitchen and meals area, where memories are made over delicious meals and lively conversations. The kitchen boasts a breakfast bar and electric stove, perfect for whipping up culinary delights to charm your loved ones. Laminate floorboards add a touch of modern elegance throughout the home, while the front lounge provides a cozy retreat for unwinding after a long day, with split system air conditioning ensuring soothing temperatures right through the year. Outside, the verandah beckons you to bask in the sunshine or enjoy alfresco dining with family and friends. It's enclosed, so is perfect for pet owners. The lush low maintenance gardens create a picturesque backdrop for outdoor gatherings. Security is paramount with external roller shutters along all the windows, secure fencing surrounds the property, and a gated driveway entrance offers extra off-street parking and access to the secure garage. Embrace the convenience of Magill living in the sought after Campbelltown Council, with an array of amenities just moments away. Rostrevor College, Morialta College and Unisa Magill Campus are within a short drive, providing educational opportunities for the whole family. Explore the natural beauty of Grandview Grove Reserve or take in the serene nature of Morialta Falls. Indulge in gourmet delights at Magill Bakehouse or Long Lost Friend Cafe. For shopping and entertainment, Burnside Village beckons with its upscale boutiques and dining options, while there is a convenient post office on Magill Road. Experience the best of suburban living at 52 Church Street - your perfect retreat awaits.

Property Features:

- Two bedrooms with ceiling fans for optimal comfort
- Cozy lounge with split-system air conditioning and ceiling fan
- Shared kitchen and meals area with vinyl flooring
- The kitchen has a breakfast bar, pantry, and electric stove
- The bathroom has a glass shower, bathtub, vanity storage, and separate toilet
- Internal laundry room with backyard access
- Blinds fitted throughout the home for comfort and privacy
- Outdoor entertaining space with an enclosed verandah
- Low maintenance yards
- Secure garage with roller door and backyard access and gated driveway parking
- External roller shutters on windows
- Gas hot water system for efficiency

Magill School is only three-minutes away. The nearby zoned primary school is Magill School. The nearby unzoned primary schools are East Torrens Primary School, and Thorndon Park Primary School. The nearby zoned secondary school is Norwood International High School. Photo ID must be presented to gain entry to the property. Please note this auction will take place at the Level 2/431 King William Street, Adelaide, SA, 5000 rather than on-site. Registrations began at 5:00PM followed by the auction commencement at 5:30PM.

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 | GN - General Neighbourhood Land | 380sqm (Approx.) House | 108sqm (Approx.) Built | 1992 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa