

**6/14 Church Street, Magill, SA 5072**

**HARRIS**

**Sold House**

Wednesday, 17 April 2024

6/14 Church Street, Magill, SA 5072

**Bedrooms: 4**

**Bathrooms: 2**

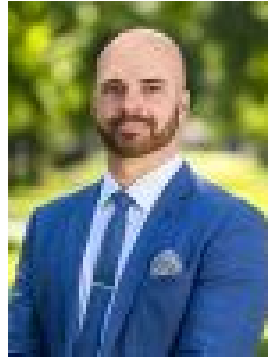
**Parkings: 2**

**Area: 320 m2**

**Type: House**



Scott Moon  
0882023500



Troy Law  
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## Contact agent

Low-maintenance calibre on a full-scale family footprint – 6/14 Church Street is the best of both worlds completely. Style, space and scope, perched on the doorstep of everything sought after Magill offers, it's elevated living guaranteed. Built 2006 and pride of place in a private lane, a sleek rendered frontage showcases monochrome palette, expertly offset by both modern gardens and double entry doors for total street appeal. Timber-look floors unite all zones across the lower floor, guiding you to expansive living suite. Overseen by central kitchen, open plan placement ensures entertaining guests and supervising homework has never been simpler, while gas cooktop, full-length pantry and vast bench space combine to create an intuitive home hub. Sliding doors blend indoors and out, seamlessly extending the living space alfresco. A gabled pergola is certain to host everything from a quick morning coffee to Christmas Day, while easy-care paving and tiered garden beds provide an easy-care outdoor haven, ensuring you can spend your down time playing host instead of sacrificing your free time to gardening. Upstairs, an additional lounge to landing links three bedrooms, each complete with built-in robes and skilfully serviced by a three-way family bathroom. In addition a spacious main bedroom is bookended by walk-in robe, ensuite, and private balcony, rich palette and scandi pendant lights layering warmth while western orientation ensures you can wind down as the skyline does. Finishing the equation with endless flexibility, a double garage is currently configured as a rumpus room. Utilise as the ultimate multi-generational retreat, bespoke work-from-home suite, or fifth bedroom, or simply switch back – it's entirely up to you and what you need. The best of the eastern suburbs is on your doorstep, with the newly reimagined Magill Road precinct moments away for amenities, café culture and pub dining at the Tower Hotel. Morialta Conversation Park is minutes away for outdoor play and hiking trail exploration, as well as Penfolds Magill Estate for further exploration at the cellar door. The school run is streamlined, with Magill School, East Torrens Primary School, Norwood International High School, St Peters Girls School, Rostrevor College and UniSA Magill all within a close radius. Less than 20 minutes to the CBD, or harness regular public transport from Church Street for a quick commute. Get ready for a new era of living. More to love:- Double Garage with internal and exterior access (Currently configured as a rumpus room, can be converted back according to your preference)- Additional off-street parking- Ducted reserve cycle air conditioning throughout- Separate laundry and guest powder room downstairs- Wired surround sound speakers to living- Understairs storage- Timber look floors and plush carpets- Ceiling fans- Plantation shutters- Security system- Irrigation system- Garden shed

Specifications: CT / 5918/337 Council / Campbelltown Zoning / GNBuilt / 2006 Land / 320m<sup>2</sup> (approx) Frontage / 10m Council Rates / \$1897.20pa Emergency Services Levy / \$161.85pa SA Water / \$187.79pq Community Rates / \$240.00pq Community Manager / Best Strata Estimated rental assessment: \$850 - \$920 p/w (Written rental assessment can be provided upon request) Nearby Schools / Magill School, Norwood International H.S

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