

**6/48 Glen Stuart Road, Magill, SA 5072**

**HARRIS**

**Unit For Sale**

Monday, 22 January 2024

6/48 Glen Stuart Road, Magill, SA 5072

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Clinton Nguyen  
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## Best Offers by 6th Feb

Best Offers By 10am Tuesday the 6th of February A downsizer's dream or picture-perfect start for young couples eager to plant their feet in this leafy pocket of the sought-after east, 6/48 Glen Stuart captures faultless modern living where thoughtful design delivers an idyllic blend of relaxation and easy entertaining. Spilling with understated functionality, enjoy a free-flowing footprint where timber floating floors warm the neutral tone interior, and clever use of space sees a beautiful open-air study, cosy dining area, and open-plan lounge and kitchen combining for a delightful hub of everyday lifestyle bliss. Find that spark for culinary fun as the sparkling foodie's zone floods with natural light, capturing welcome views into the lush and sunny backyard, as well as being just a comfortable conversation to a superb all-weather alfresco inviting tranquil morning coffee routines right through to vino-inspired balmy evenings with friends. With a light-filled master bedroom and ample-sized second separated by the light and bright bathroom, a lovely study or second sitting area, spacious attic storage, along with ducted AC throughout for year-round comfort – there's both charm and feature here to make you instantly house-proud and host-ready. No reminder needed to make full use of the scenic surrounds, which includes the iconic Morialta Reserve for weekend walks and hikes, schools a short stroll from your front door, while vibrant shopping precincts range from Magill Road right around the corner to the always bustling Fire Plaza & Kmart teeming with cafés and all your daily essentials. Leaving nothing to change and everything to love, blink and you'll miss it! Features you'll love: – Light-filled and airy open-plan kitchen and lounge stepping out to a beautiful all-weather alfresco overlooking the neat, easy-care backyard blooming with lush, established gardens – Sparkling modern kitchen featuring great bench top space, abundant cabinetry and cupboards, generous pantry space, and gleaming stainless appliances – Lovely dining area adjacent a cosy, central courtyard providing more idyllic spots to relax and unwind – Open study/home office area with in-built shelving, or comfortable second sitting zone – Generous master bedroom featuring plush carpets, wide windows, ceiling fan and BIRs – Ample-sized second bedroom, also with soft carpets and BIRs – Fresh white subway tile bathroom featuring separate shower and bath, as well as separate WC, practical laundry, attic storage, and ducted AC throughout – Secure carport with roller door, and charming frontage with manicured, flowering greenery Location highlights: – Well positioned in this beautifully redeveloped pocket on the fringe of Rostrevor, surrounded by modern new homes – Close to Magill Primary, Morialta Secondary and Rostrevor College for excellent schooling options – Close to the scenic Morialta Reserves for endless weekend adventure – A quick 6-minutes to Fire Plaza & Kmart, 10 to the vibrant Parade Norwood, and under 8km to Adelaide CBD Specifications: CT / 6124/714 Council / Campbelltown Zoning / GN Built / 1993 Strata Manager / UnitCare Services Strata Corporation 12727 Strata Rates / \$369.38pq Admin Levy | \$61.56pq Sinking Fund Strata Details / 10 units, 1 dog/cat allowed subject to Strata Approval Council Rates / \$1,131.88pa (approx) Emergency Services Levy / \$121.50pa (approx) SA Water / \$145.38pq (approx) Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Magill School, Thorndon Park P.S, East Torrens P.S, Norwood International H.S 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 | 226409