

6 Berry Street, Magill, SA 5072

House For Sale

Thursday, 21 March 2024



6 Berry Street, Magill, SA 5072

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 319 m2

Type: House



Tim Knowling
0451667360



Andrew Welch
0870821411

Auction Fri 5 Apr at 2:30pm on site

Beyond high-walled privacy in a prime lifestyle position, this 3 bedroom, 2.5 bathroom double-storey residence built in 2012 on a 319sqm allotment (approximately) offers a vibrant, modern lifestyle with a touch of urban sophistication. The timber decked front verandah welcomes you inside where the ground floor hosts the peaceful, carpeted main bedroom fitted with a wall of built-in robes and bright ensuite. Tiled flooring sweeps through to the perfectly placed open plan living/dining and kitchen. Sliding glass doors step outdoors, where the side, north-facing alfresco courtyard enjoys its private vantage point - fully paved and protected by an appealing curvaceous roof - this is a generous all weather space to relax and entertain. The kitchen features a breakfast bar, white cabinetry, dishwasher, Smeg oven, cooktop and flows through to the storage-rich, butler's pantry/laundry with back door. A powder room and internal access to the remote double garage complete the ground level. Upstairs is bright and airy with a light-filled void presenting a front tree-top outlook and boasts a good sized second living area alongside two double bedrooms (one with built-in robes) and a family bathroom with a deep bath, separate shower and w.c. Other sought-after features include:-

- Ducted, reverse cycle air conditioning (zoned)
- Security system
- Understair storage
- Carpeted stairs & upper level accommodation
- Securely fenced with lockable front gate
- Low maintenance paved surrounds & garden beds
- Aggregate concrete driveway
- Garden shed at rear
- Rainwater tank

In addition to requiring little maintenance, this sleek and stylish home offers all the requisites for a great lifestyle! Well serviced by bus routes, a mere 15-minute to the CBD, and within easy reach of the Magill Village with its trendy cafes, restaurants, supermarket, medical facilities and the Tower Hotel, plus a wonderful array of retail attractions and entertainment venues on nearby Norwood Parade. Families will appreciate the easy access to local schools such as Magill Primary, Norwood International High School, Rostrevor College, St Joseph's Junior School, Stradbroke Primary, St Peters Collegiate Girls' School and the Uni of SA - Magill Campus.

Auction: Friday 5th April at 2:30pm on site
CT: 6091/756
Council: Campbelltown
Council Rates: \$1,915.45pa (approx)
Water Rates: \$192.40pq (approx)
RLA 312012