

70 Koongarra Avenue, Magill, SA 5072

HARRIS

Sold House

Saturday, 12 August 2023

70 Koongarra Avenue, Magill, SA 5072

Bedrooms: 4

Bathrooms: 2

Area: 372 m2

Type: House



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0432517003

\$825,000

Brimming with cosy charm and packed with clever size and space, 70 Koongarra Avenue puts a well-conceived spin on delightful contemporary living. Family-friendly in every way, from its functional design to its faultless location. Just a stroll away, you'll find exclusive schools, iconic reserves, and café-rich shopping precincts. This address delivers on lifestyle in spades. Whether you're intent on entertaining or eager for relaxed everyday living, enjoy a spacious and soft-carpeted lounge and dining zone helmed by a crackling combustion heater for picture-perfect evenings curled up with the kids watching the latest Disney flick or work your way through a couple bottles of red with good friends... or both! An open-plan kitchen offers plenty of room for helping hands, along with sprawling bench top space, while easy conversation flows to the light-filled casual meals/family area before stepping out to a sunny, stone-paved alfresco framed in neat garden beds bursting with greenery calling for long afternoon lunches, fresh air and a dose of vitamin D. Capping off an already superbly practical footprint that sees a generous master bedroom with ensuite access to one of two separate bathrooms, and a pair of atriums providing lovely natural light to bedrooms 2 and 3, the real drawcard here is the huge fourth bedroom or inspiring home office addition exceptionally finished with durable floating floors, skylight, and built-in robes. With welcome features throughout like ducted AC, handy ceiling fans, downlighting, as well as bill-busting solar panels – there's an incredible canvas here where updating it to more modern standards would be a privilege though not necessary, and where you can enjoy instant family-friendly comfort in a sought-after pocket that promises a bright future for years to come. Features you'll love: - Lovely and spacious formal lounge and dining zone with combustion heater as well as adjoining sunbathed courtyard - Light-filled family, meals and kitchen with great bench top space, abundant cabinetry, Bosch dishwasher, and stainless oven and gas stove top - Huge 4th bedroom or exceptional home office/retreat with BIRs - Generous master with BIRs and ceiling fan, as well as ensuite access to the light and bright main bathroom featuring separate shower and spa - Good sized bedrooms 2 & 3, both with ceiling fans and BIRs - Two separate atriums, one with contained cat run and the other perfect for herb garden - Full second bathroom and laundry combination - Ducted evaporative AC throughout with split-system AC in 4th bedroom and lounge - Sunny rear entertaining area overlooking neat, established gardens - Handy garden shed as well as in-built storage area - Moments to Magill Primary, a short walk to Morialta Secondary or Rostrevor College- Wonderful access to Morialta Reserve for endless weekend adventure - Close to the redeveloped shopping strip of Magill Road, Drakes Foodland, St Bernards Fruit & Veg, as well as the always bustling Firlie Plaza and Kmart for all your everyday needs Specifications:CT / 5123/267Council / CampbelltownZoning / GNBuilt / 1993Land / 372m2Frontage / 12mCouncil Rates / \$2,256.20pa (approx)Emergency Services Levy / \$183.05pa (approx)SA Water / \$209.28pq (approx)Estimated rental assessment: \$680 - \$720 p/w (Written rental assessment can be provided upon request)Nearby Schools / Magill School, East Torrens P.S, Thorndon Park P.S, Norwood International H.SDisclaimer: 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