

8/1 East Street, Magill, SA 5072



Unit For Sale

Tuesday, 6 February 2024

8/1 East Street, Magill, SA 5072

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 181 m2

Type: Unit



Matt Scarce

\$520k

You'll be instantly captivated by this cleverly designed, one level unit quietly nestled near to the base of the Adelaide foothills. A property that will provide a smart sanctuary to singles, couples, small families, downsizers, and due to the level nature of the front and rear entrances, the unit may be suitable for wheelchair or mobility scooter access. The practical floor plan comprises of two well-proportioned bedrooms, the simplicity of a light and airy open plan lounge/dining room, a kitchen with an updated bench-top and servery, a modern bathroom, separate toilet and separate dedicated laundry. The subdued neutral palette of recent upgrades includes - easy care Tasmanian Oak look flooring, freshly painted walls and ceilings using Dulux Lexicon White, a modern bathroom with a glossy white vanity and subtle mosaic feature tiling. Creature comforts include gas heating and ducted evaporative air-conditioning. On the outside you will find a single carport with access to a generously proportioned, private and paved low maintenance rear yard that is fully fenced. A shady pergola provides the perfect place to relax or leisurely alfresco entertain family and friends. You'll be hooked by the location, close to the Uni SA Magill Campus, approximately 1.6kms to Rostrevor College, 2kms to Norwood International High School and within walking distance to Magill Primary School. You'll enjoy the diverse variety of shops, restaurants and cafes on Magill Road, Foodland, the Historic Tower Hotel and bistro. There's plenty of local Public Transport available for the 7km trip to the city, while it's a short drive in the opposite direction to picturesque Norton Summit and the scenic Adelaide Hills region. The property is also within close proximity to the Morialta Conservation Park which is a well-loved recreational escape. Visitors to the park can explore the walking trails, the creek, woodlands, gorges, waterfalls, and colourful wildflowers in the spring. The park is home to an abundance of native bird-life, koalas and other native animals. A move in ready home unit available with vacant possession. Alternatively, add this desirable property to your existing investment portfolio. Offers Close Monday, 26th February 2024 at 5pm (unless sold prior). For further information or to arrange an inspection please contact Matt Scarce on (08) 8332 1022 or 0411 185 205. Other features include - A floor-to-ceiling built-in robe in the main bedroom A floor-to-ceiling linen press Versatile wall mounted or hand-held shower head Electric cook-top and oven Front and rear security screens An auto roller carport door Rear access through the carport with potential to securely park a second vehicle (one behind the other) Handy garden shed A front and rear verandah Lock 'n' leave lifestyle with no lawn to mow and no extensive gardens to water Four convenient visitor parking spaces All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate, and details intended to be relied upon should be independently verified. RLA 222182