

8B Prefix Avenue, Magill, SA 5072

NOAKES
NICKOLAS

Sold House

Monday, 4 March 2024

8B Prefix Avenue, Magill, SA 5072

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 200 m2

Type: House



Derek Lee
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Kallan Bowshire
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\$1,030,000

Auction 5pm Saturday the 23rd of March (USP). Constructed to an impeccable standard in 2018, this Torrens titled home by Normus Custom Home Builder offers sumptuous townhome living surrounded by quality homes with easy access to the CBD and eastern suburbs from Magill. Rising over the street with an impressive architectural façade and established greenery, the home includes three bedrooms, 2.5 bathrooms, stylish open plan living, a second flexible living space, and generous outdoor living. Entering the home between 3m ceilings and floating floor, find light and airy open plan living across the ground floor. There's so much room for an entertainer's dining table and a hearty family sofa or two, while a very chic kitchen comes together around the Caesarstone island bar. Increasing the sense of light and space, enjoy a window splashback, plus stainless steel appliances including a gas cooktop and electric oven, plus plenty of storage. Glass sliding doors lead to the south-facing outdoor living, a lush, private courtyard space ideal for summer living. Boasting stylish paving and protected from the elements under a contemporary pergola, enjoy a seamless flow between indoor and outdoor living. Upstairs to the carpeted second storey, emerge on the landing, a flexible multi-purpose space that makes for an ideal study or media room. Bedrooms two and three are fitted with mirrored built-in robes and share use of the powder room and main bathroom, styled in enduring neutral tones and complete with a family-friendly bathtub and convenient separate powder room. Set on the north-facing front of the home, the stylish main bedroom offers French doors overlooking the street, with Phantom retractable screen fitted that allows an uninterrupted view. You'll also enjoy a walk-in robe matching ensuite with a large shower and lengthy vanity, creating an ideal adult's retreat. Beautifully designed to put lifestyle rather than upkeep at the forefront, this chic two-storey residence will provide a luxurious home base suited to the busy professional, modern family or entertainer in Magill. Enjoy excellent proximity to quality private schools and the cosmopolitan shopping precincts of Burnside Village and Norwood Parade, a variety of nearby natural spaces to explore, including Morialta Falls and Conservation Park, and an easy commute to the CBD down Magill Road from Prefix Avenue. More features to love:- Reverse cycle ducted A/C throughout- Secure garage with stylish panel lift door and further off-street parking - RISCO secure alarm system and sensor lights- 6.545kW solar system with inverter installed December 2021- Ground floor guests' powder room- Instant gas hot water system- Rainwater tank plumbed to upstairs W/C- Irrigated front and rear garden- Zoned to Norwood International High School and Magill School, close to UniSA Magill Campus, Rostrevor College and Magill School and within the catchment area for Magill Kindergarten- Easy access to public transport, including a direct bus route to the city accessed just 100m away from Vine Street- Just 6km to the Adelaide CBD Land Size: 200sqm Year Built: 2018 Title: Torrens Council: City of Campbelltown Council Rates: \$2,102.35 PASA Water: \$260 PQES Levy: \$173.95 PA 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.