

9 East Street, Magill, SA 5072

HARRIS

House For Sale

Wednesday, 12 June 2024

9 East Street, Magill, SA 5072

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 901 m2

Type: House



Tim Gu

0405090969



Effie Vlachoulis

0412677189

**\$1.35m**

Auction 5:30pm Friday 21st June (unless sold prior) 9 East Street Magill is an ultra-rare chance to grab opportunity with both hands and build something incredible. Whichever way you look at the epic corner allotment, mid-century home, and prime placement in the finest pocket of Magill, the future looks bright. Perfectly positioned just around the corner from the vibrant Magill Road shopping precinct, with some of Adelaide's best schools within walking distance, it is the perfect place to raise a family. The existing home, built in 1971 is in original condition. It features three bedrooms, a separate lounge room, a combined kitchen and dining room, plus a double garage. It's easy to see why Magill is such a popular place to live and invest. With outstanding natural beauty on your doorstep, the Adelaide Hills is just up the road. Your weekends are sorted with Penfold Park and Morialta Conversation Park nearby for downtime spent exploring, while the iconic Penfolds Magill Estate is walking distance for milestone celebrations. Proximity to Pembroke School, Magill School, Norwood International High School, St Peters Girls School, Rostrevor College and UniSA Magill make the morning school run simple. Less than 20 minutes to the CBD, or harness regular public transport from Penfold Road for a quick commute. Grand design, clever development (STCC), sturdy investment, enviable restoration, or even all the above. There is so much to love about this location. So, roll up your sleeves, unleash the potential and reap the rewards for years to come. Specifications: CT / 5652/121 Council / Burnside Zoning / GN Built / 1971 Land / 901m<sup>2</sup> (approx) Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Magill School, 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