

9 St Georges Way, Magill, SA 5072

HARRIS

House For Sale

Thursday, 18 January 2024

9 St Georges Way, Magill, SA 5072

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 434 m2

Type: House



Scott Moon
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Troy Law
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Contact Agent

Best offers by 1pm Tuesday 23rd January (unless sold prior) Tucked away in an epic Magill pocket, this Torrens Title home is securely hidden away from the bustle while still only moments from all the action, 9 St Georges Way is a true home for the ages and for the whole clan. Designed for uncomplicated living with a north facing rear aspect and brimming with contemporary style across an extensive entertainer's footprint, it's never been this easy to envision every era at one address. A handsome rendered facade and manicured garden front a full-scale family floorplan, with the lower floor defined by connected living and the upper storey delivering a restful retreat. Rich timber flooring guides across study, central lounge and dining area, and open plan family room, maximising flow and room to spread out. A gourmet kitchen unites all zones, expansive benchtops and open plan placement ensuring you can try a new recipe while supervising homework, or expertly entertain guests without pausing the conversation. Sliding doors sleekly integrate with extensive paved pergola, sure to be your social epicentre for every alfresco-worthy occasion to come, overlooking lush, easy-care rear garden. Upstairs, a main bedroom suite boasts views across the treetops through circle top window, with spacious walk-in robe and private ensuite finishing the equation with style. An additional living area expands scope for your custom configuration, linking three additional bedrooms each complete with built-in robes. A family bathroom completes the footprint, with separate WC, bathtub, freestanding shower and matte black hardware set to handle everything from rush hour to self-care soaks. The best of Magill is right at your doorstep. Keen hikers can spend weekends exploring the Morialta Conservation Park, while local Ovals are a short walk away, ready for a kick of the footy or a run for your furry family members to burn off energy. The grocery run is simple, with St Bernards Fruit and Veg Market and Romeo's Foodland Magill both nearby, as well as the Tower Hotel for pub dining. All your educational needs are sorted, with Magill School, Norwood International High School, Rostrevor College and UniSA Magill Campus all within easy reach. A quick 20-minute commute to the Adelaide CBD by car, or harness regular public transport for a straightforward morning commute. Style, space, and simple elegance - a new standard awaits. More to love:- C2000 build- Secure double garage with internal and exterior pedestrian access- Additional off-street parking- Ducted reverse cycle air-conditioning throughout- Wood-look gas heater with mantle to family room- Timber floating floors with carpets to bedrooms- Separate laundry with exterior access- Downstairs powder room- Downlighting- Neutral colour palette- Under stair storage- Ceiling fans

Specifications: CT / 5842/213 Council / Campbelltown Zoning / GNBuilt / 2000 Land / 434m² Council Rates / \$2756.20pa Emergency Services Levy / \$92.80pa SA Water / \$326.07pq Estimated rental assessment: \$780 - \$850 p/w (Written rental assessment can be provided upon request) Nearby Schools / Magill School, Norwood International H.S

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