

# 9 Vintage Court, Magill, SA 5072



## House For Sale

Thursday, 9 November 2023

9 Vintage Court, Magill, SA 5072

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 314 m2

Type: House



Nick Ploubidis  
0423840514



Benjamin Nightingale  
0432199950

**AUCTION: Friday 24/11/23 at 12:30pm (USP)**

Auction Location: on siteVintage Court offers a peaceful and serene living environment. This 3-bedroom home is a testament to contemporary living and timeless appeal. Easy living in the heart of Magill, this home is perfect for those seeking a harmonious balance between convenience and style. Ideally positioned to make juggling family needs or a busy lifestyle achievable. Moments from the newly developed Magill Village Precinct, Magill Primary and Norwood International High Schools. The beautiful leafy suburb of Magill offers a neighbourhood that's both vibrant and serene. The local community is lively, filled with local events and community activities that will help create a sense of belonging in no time. The layout of the home ensures practicality and comfort. Including formal lounge room, master bedroom with walk-in-robe and a single walkthrough bathroom that combines functionality and flexibility. Extend outside from the kitchen and dining zone to the large, paved backyard, perfect for entertaining. A garage under the main roof completes the property, designed for use and ease of access. Families will appreciate the space and flexibility on offer. Conveniently located minutes from top public and private primary and secondary schools and the University of Adelaide Magill Campus. This is an unmissable opportunity to establish roots within a friendly community. Welcome to your new home in Magill. AUCTION: Friday, 24th November at 12:30pm, on site (USP) CT: Volume 5528 Folio 766 Council: City of Burnside Council Rates: \$1,584 per annum (approx) Water Rates: \$216.96 per quarter (approx) Land Size: 314sqm (approx) Year Built: 1999 (approx) To Pre-register for Auction or to make an offer if applicable <https://prop.ps/l/lt3Yh92YuDbZ> (Please copy and paste the link into your browser) LJ Hooker Kensington | Unley provide a service called Auction Pay which allows you to pay your deposit online, on the spot at Auction, rather than having the hassle of arranging payment by cheque. Please contact Nick Ploubidis & Benjamin Nightingale to find out more about this service. The Vendor's Statement (Form 1) will be available for perusal by members of the public:-(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.