

96 Shakespeare Avenue, Magill, SA 5072

HARRIS

Sold House

Wednesday, 12 June 2024

96 Shakespeare Avenue, Magill, SA 5072

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 642 m2

Type: House



Scott Moon
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Troy Law
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\$1,140,000

Development potential with dual street frontages to both Shakespeare Avenue and Colton Avenue. It's the transformation you make that'll reveal this gem's new worth; and in its highly regarded position adjacent Poet's Corner and The Gums Reserve, everything Shakespeare touches really does turn to gold. Comfortable in its simple 3-bedroom skin on some 641m² of established and immaculate grounds, it's prime buying for those keen to invest, rebuild or leave their renovation mark (STCC.) From the gated arrival and carport for one, the retro design aligns its living, casual meals and kitchen directly opposite a procession of three carpeted (and two robed) bedrooms; split system air conditioning, a ceiling fan to the master bedroom, and a lounge gas heater assures your all-seasons comfort. It's hardly a tour unless you get into the gardens; a backyard promising a versatile rumpus/studio and lush garden impact against crazy paving, stone retaining walls, and ease that leaves a lot of good living to do – before or after a pergola party under the vines. Make a play for a sprinkling of parks and reserves, Penfold's Estate for brunch with a view, Magill Road retail and its cult café following, or a nip into Firle Plaza, K-Mart, Coles, or Romeo's gourmet Foodland. Zoning for Magill School, a jaunt to Uni SA or up the foothills' trails, and an 8km city commute only add to the extraordinary appeal. If this sounds like your thing, take humble to new heights. We can hardly wait in this elite neck of the woods... More reasons to inspect:- Securely gated surrounds- Favoured North-South orientation- Fastidiously kept low care landscaping- Vine-clad pergola entertaining- Rear garden rumpus/studio- Single carport & off-street parking- Wall space heater & split system comfort - Original kitchen & terrazzo bathroom (with separate WC)- Zoning for Magill School & Norwood Int'l H.S.- Reno or rebuild-ready investment potential (STCC)- Upgrade & prosper adjacent Poet's Corner... Specifications: CT / 5700/315 Council / Campbelltown Zoning / GN Built / 1965 Land / 642m² (approx) Frontage / 15.24m Council Rates / \$2051.10pa Emergency Services Levy / \$323.80pa SA Water / \$197.00pa Estimated rental assessment / \$490 - \$540 per week / Written rental assessment can be provided upon request Nearby Schools / Magill School, 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