

9A Ruthven Avenue, Magill, SA 5072



House For Sale

Thursday, 1 February 2024

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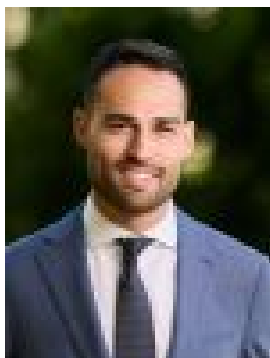
Bedrooms: 4

Bathrooms: 2

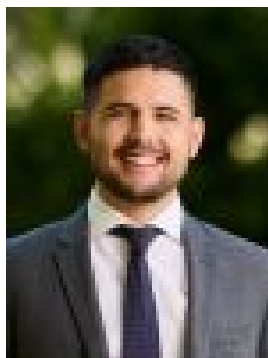
Parkings: 1

Area: 354 m2

Type: House



David Scalamera



Juan Gaviria
0424734897

Best Offer By Wednesday 21st February at 1:00PM

This spacious family home is nestled in the sought-after suburb of Magill, an ideal residence for both families and investors. With its ample size, this home provides a comfortable living space or exploring a promising investment opportunity. Enjoy the benefits of a desirable location and the potential for a versatile and valuable asset in the heart of Magill. Elevated from the street, this residence not only offers a sense of privacy but also enjoys the benefits of the northern sunshine, keeping the home warm all winter and southern windows contribute to maintaining a pleasantly cool atmosphere during the summer. Upon entering, you are welcomed by an expansive living area. Its generous size not only offers an ideal setting for day-to-day activities but also provides a comfortable space for relaxation and entertaining guests, creating an inviting environment for various activities. Explore the practicality of the kitchen, equipped with an electric stove, dishwasher, and walk-in pantry that offers not only storage but also a well-arranged spot for all your kitchen essentials. Adjacent to this, enjoy the pleasant atmosphere of the dining space, where a welcoming area awaits for a nice family dinner or hosting. The master bedroom stands out with added functionality, featuring an ensuite, walk-in wardrobe, and a mirrored built-in robe—a perfect blend of style and practicality. Each additional bedroom follows suit with built-in wardrobes, offering ample storage for comfort and convenience. Outside includes a private driveway with carport, ensuring hassle-free parking. The low-maintenance courtyard features rainwater tanks and a garden shed for outdoor storage. Additionally, solar panels perfectly positioned on the roof enhance sustainability, providing energy efficiency for a more environmentally conscious home and maximizes your power savings. This residence seamlessly combines functionality and aesthetics to create a pleasant and practical living environment. • Built 2005 • Torrens title • Generously sized living area • Built-in robes in bedrooms 2, 3 and 4 • Private driveway with carport • Main bedroom with ensuite, walk-in-robe and built-in-robe • Kitchen with walk-in pantry • Solar system which provides 60 cents/KW • Ducted reverse cycle air conditioning • Alarm system • Low maintenance courtyard • Located in a peaceful and quiet side street • Zoned to Morialta Secondary College and Magill School • Attractive rental return! Just steps away from Firlie Plaza, this residence offers an enriched experience with its close proximity and convenience. A brief drive to the lively Parade in Norwood presents a variety of cafes, restaurants, and shopping choices, contributing to a dynamic atmosphere for residents. Nature enthusiasts will appreciate a short drive to Morialta Conservation Park, providing a serene escape amid the vibrant city life. Living here offers the perfect balance, the ease of urban amenities and the peacefulness of nature. *Approximate All information provided (including but not limited to the property's land size, floor plan and floor size, building age and general property description) has been obtained from sources deemed reliable, however, we cannot guarantee the information is accurate and we accept no liability for any errors or oversights. Interested parties should make their own enquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement can be inspected at our office for 3 consecutive business days prior to the auction and at the auction for 30 minutes before it starts. RLA323336