

**1 Olive Street, Magill, SA, 5072**

**HARRIS**

**House For Sale**

Saturday, 10 August 2024

1 Olive Street, Magill, SA, 5072

**Bedrooms: 3**

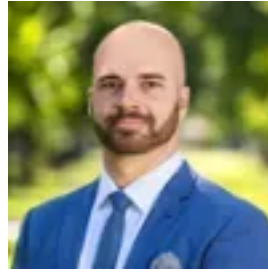
**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Scott Moon



Troy Law

## Corner rose-lined Vine for an ultra-chic family start...

It's the remodelled classics that always rise to the top. And when a cherished c1960s 3-bedroom home comes dressed to impress on a fully fenced corner block, and within the Magill Primary School and Norwood International High School catchment, the discerning family buyer knows the worth they're vying for.

Given the nature of the 700m<sup>2</sup> allotment's corner configuration, it empowers the kids with safe front or back play, a choice of gated carport or entertaining options for you, rounding off with a Vine Street rose display.

Spruced in white, the home's radiant daylight is matched with the open plan flow of the living and dining zones united by glossy timber floorboards and warmed by a feature log fireplace.

The modern kitchen gleams alone in on-trend tones and hosting a freestanding stainless cooker, rangehood and Bosch dishwasher.

Putting the harmony into the sparkling bathroom, its rewritten line-up presents a separate shower room, bathroom, and toilet beside a crisp laundry shake-up.

And in this premier foothills' territory, virtually nothing translates to a more family-rich environment: a wander to Magill Kindergarten, Rostrevor Oval, the Uni SA Magill Campus, zoned Magill School, and weekend picnics under the shade of The Gums Reserve.

Hit the trails and the city in minutes or savour your standing order at any number of Magill Road cafes; and if this is the one, then from hereon in, simply embrace Magill's enduring magic.

An ultra-chic family start:

- Torrens titled 700m<sup>2</sup> corner allotment
- Approx. 18m frontage to Olive Street | 38m frontage to Vine Street
- C1962 conventional 3-bedroom family home
- Open plan living & dining upon entry
- Sparkling modern kitchen with stainless appliances
- Gated undercover carport/patio entertaining
- Separate double-gated vehicle access
- Split system, ceiling fan & gas heater comfort
- Remodelled modern bathroom with separate shower & WC
- 3 carpeted bedrooms with BIRs & ceiling fans
- Established lawn play space for the kids
- Twin garden sheds
- A high-quality investment or first family buy...

Specifications:

CT / 5343/392

Council / Campbelltown

Zoning / General Neighbourhood

Built / 1962

Land / 701m<sup>2</sup> (approx)

Frontage / 18.29m

Council Rates / \$2,425.35pa

Emergency Services Levy / \$190.45pa

SA Water / \$229.44pq

Estimated rental assessment: \$600 - \$660 p/w (Written rental assessment can be provided upon request)  
Nearby Schools /Magill School, Thorndon Park P.S, Norwood International H.S,

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