

11 Edward Street, Magill, SA, 5072

House For Sale

Friday, 30 August 2024



11 Edward Street, Magill, SA, 5072

Bedrooms: 4

Bathrooms: 4

Parkings: 2

Type: House



Mu Xiao

0883579001



Clarence Tiong

0883579001

Exquisite Modern Living in Magill: A Rare Blend of Luxury, Style, and Convenience

Welcome to 11 Edward Street, Magill, SA 5072-a luxurious residence that epitomizes high-end, low-maintenance living. Just steps from the charming, rose-lined Vine Street and a short walk from the vibrant retail hub of The Parade, Norwood, this home masterfully combines modern comfort with exceptional quality.

Property Features

This two-story masterpiece, meticulously crafted with unparalleled attention to detail, offers an intelligently designed floor plan and sophisticated design elements, perfect for the discerning buyer. Set on a generous 320 sqm parcel of land with approximately 300 sqm of living space, this home features:

- **Freestanding Design:** A striking park-facing facade offers both privacy and exclusivity.
- **Four Luxurious Master Bedrooms:** Each bedroom comes with its own ensuite, providing ultimate comfort and convenience.
- **Powder Rooms:** Two additional powder rooms, one on each floor, ensure guests are always accommodated.
- **Grand Entrance:** A 2.7m feature entry door opens into a high-ceilinged hall, beautifully illuminated with elegant lighting.
- **Open-Plan Living:** Expansive, north-facing open-plan areas on the ground floor boast 3m ceilings, enhancing the sense of space, with a cozy gas fireplace serving as the focal point.
- **Gourmet Kitchen:** The chef's kitchen is a culinary dream, featuring 40mm stone benchtops, premium SMEG appliances-including a 90cm cooktop, dishwasher, rangehood, oven-a butler's pantry, and designer tapware.
- **Double-Glazed Windows and Doors:** Floor-to-ceiling windows and sliding doors throughout the home maximize natural light while enhancing energy efficiency.
- **Multi-Living Areas:** Separate living areas on both floors cater to the diverse needs of a modern family.
- **Secure Parking:** Dual car accommodation includes an automatic panel lift garage door and a remote-controlled security sliding gate in the front yard.
- **Enclosed Outdoor BBQ Area:** A sun-drenched, north-facing backyard features an enclosed BBQ area, perfect for year-round entertaining.
- **Louvre Roof System:** The outdoor sitting area is fitted with electronically controlled louvres, which adjust automatically via a weather sensor.
- **High-End Finishes:** Every detail has been considered, from elegant curtains and blinds to LED lighting and illuminated bathroom mirrors. Fully landscaped gardens provide the finishing touch.
- **Energy Efficiency:** Dual-control ducted reverse cycle air conditioning ensures year-round comfort.

Location Highlights

Situated in the highly sought-after suburb of Magill, this home offers unmatched convenience:

- **Education:** Zoned for Magill Primary School and Norwood Morialta High School, with easy access to Uni SA Magill Campus and Rostrevor College.
- **Lifestyle:** The park-facing façade offers a perfect playground for kids and pets. Enjoy nearby cafes, restaurants, and shops, or take a short drive to Adelaide CBD. Morialta Conservation Park is nearby for nature lovers and outdoor enthusiasts.
- **Public Transport:** Excellent transport links provide quick, easy access to the city and surrounding areas.

Additional Information

- **Built:** 2023
- **Land Size:** 320 sqm
- **Council Rates:** \$2625.35 per annum

- Emergency Services Levy: \$254 per annum
- SA Water: Sewage \$89.03 per quarter Supply \$78.6 per quarter
- Zoning: General Neighbourhood (GN)
- Specifications: CT 6272/521, Council / Campbelltown

This property ticks every box-even the ones you didn't know you had. Perfect for executives, couples, downsizers, or as a high-quality rental, 11 Edward Street offers a refined living experience in a premier location. Don't miss your chance to secure this exceptional home-move in and start living the lifestyle of your dreams today!