

**13 Colton Avenue, Magill, SA 5072**

**FOURTH · AVENUE**

**House For Sale**

Sunday, 23 June 2024

13 Colton Avenue, Magill, SA 5072

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 324 m2**

**Type: House**



Nino Micic

## AUCTION 3rd July 5pm

Seize the moment with this well-maintained property sitting on a low maintenance allotment of approximately 324sqm featuring a spacious living area including split system air conditioning, a functional kitchen with ample storage, and a separate dining area. The bedrooms are both generously sized including built-in wardrobes and serviced by a central bathroom and a separate wc. Outside, you will find easy care front and rear gardens perfect for those seeking that lock up and leave lifestyle. The property also boasts double undercover off-street parking with a secure lock up garage and adjacent carport, providing secure parking for two vehicles. Ideally positioned close to shops, a variety of schools, public transport and UniSA Magill campus, this home represents great value for first home buyers and investors alike.

Property Details: CT | 5483 / 77 Council | Campbelltown City Council Zone | General Neighbourhood (GN) Built | 1982 Council Rates | \$1,589.55 pa Land | 324sqm (approx) SA Water | \$169.37 pq ESL | \$143.70 pa

Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. As much as we aimed to have all details represented within this advertisement be true and correct, it is the responsibility of any prospective purchaser to complete the correct due diligence while viewing and purchasing the property throughout the campaign.