

137 Arthur Street, Magill, SA 5072



House For Sale

Thursday, 4 July 2024

137 Arthur Street, Magill, SA 5072

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 339 m2

Type: House



Christine Holowiecki



Deonne van den Berg
0407676267

Auction: 20/07/2024 @ 10:30am (USP)

Welcome to your new home, perfectly positioned on a generous *368sqm allotment. As you step inside, you're greeted by elegant floating floorboards that flow seamlessly throughout the residence. To your left, the inviting eat-in kitchen boasts modern amenities including a water filter, Chef gas stove, and a dishwasher. The adjacent living room is bathed in natural light, enhanced by beautiful timber windows, creating a warm and welcoming space for family gatherings. The kitchen offers direct access to the verandah, which overlooks a low-maintenance garden equipped with a garden shed. This outdoor area is ideal for weekend barbecues and relaxing afternoons. The home is designed for comfort and convenience, featuring an instant gas hot water system, ducted reverse cycle heating and cooling throughout, and newly upgraded gutters and electrical. To the right of the entrance, follow the hallway to discover a thoughtfully designed separate powder room with a dual vanity. This leads into the beautifully renovated bathroom, complete with a shower, toilet, and luxurious spa bath. The master bedroom is a tranquil retreat, featuring plush carpet, a ceiling fan, and built-in robes. Bedroom two and three also feature carpeted floors, with the third bedroom offering an additional study or retreat area. Parking is a breeze with a single carport and an additional off-street parking space in the driveway. The home's location is unbeatable, with multiple public transport options and a range of schools nearby. Educational institutions such as East Torrens Primary, Magill and Stradbroke Schools, Trinity Gardens Primary, Morialta Secondary College, Norwood International High School, Charles Campbell College, and Rostrevor College are all within easy reach. This charming home offers a perfect blend of modern comforts and convenient living, just *9.8km from the Adelaide CBD. Don't miss the opportunity to make this beautifully updated residence your own.* approximately For further information about this listing, please contact: Christine Holowiecki on 0422 399 943 or Harsh Bawa on 0407 676 267. Auction to be held onsite on Saturday 20th July 2024 at 10:30am (unless sold prior). Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. The vendor's statement (Form 1) will be available for perusal by members of the public-(A) at least 3 consecutive business days, immediately preceding the auction; and (B) at the place at which the auction is to be conducted, for at least 30 minutes immediately before the auction commences.* If a land size is quoted it is an approximation only. You must make your own inquiries as to this figures accuracy. Keeping It Realty does not guarantee the accuracy of these measurements. All development inquiries and site requirements should be directed to the local govt. authority.* Purchasers should conduct their own due diligence and any information and floorplan measurements provided here is a guide and should not be relied upon. Note: when making a property enquiry please ensure that you provide a daytime phone number so that we can respond to you promptly. Follow Keeping It Realty on Facebook (@keepingitrealtyadelaide) and be the first to know about property updates and off-market listings. Have access to other great market and agency content as well as updates on recent sales. Whilst we try to ensure accuracy of the information provided, no liability for any error or omission in this advertisement is accepted by the agent or the vendor. It is not intended that prospective purchasers would rely exclusively on this advertisement or any other information provided by 3rd parties to confirm the details of the property or land listed. Confirmation of property or land details should be sourced via direct enquiry to the agent or through review of the completed Form 1 Vendor Statement which contains the Certificate of Title and local government details.