

**15 Armson Avenue, Magill, SA, 5072**



**House For Sale**

Friday, 30 August 2024

15 Armson Avenue, Magill, SA, 5072

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Sylvie Clarke  
0411191005

## Renovate or Develop (STCC) on 1040m2 of land

Inspection by appointment - please call Sylvie Clarke on 0411 191 005

Renovate a 1960's family home back to its glory days or make way for your own development (STCC) on 1040m2 land with 30.48m frontage in the Magill Foothills.

If you are looking for a project with great potential, this is the perfect location in the leafy suburb of Magill on Armson Avenue within walking distance to Penfold Reserve, short drive to Norwood Parade for shopping, and a great environment for catching-up with friends and family.

You will feel nostalgia when entering the 1960's four-bedroom double brick home that showcase some wonderful retro architectural features such as the magnificent tall solid wooden entrance door, stone fascia features, external walls and large panel windows connecting garden to interior design.

The fantastic spacious family room/dining area flows to terrace looking out to the rear native garden teeming with birdlife plus has a functional renovated country kitchen with walk-in-pantry.

For those working from home, there is a separate study near the entrance or 4th bedroom. Three other bedrooms at the back with main bathroom.

Under the main house is a separate studio, laundry with second toilet and utilities room.

There is a double garage that offers space for two vehicles for secure car park.

Some of the other key features:

Large garden with established native trees and shrubs where you can enjoy a cool gully breezes in Summer;

Only a short walk to Penfold Winery Kitchen for quite morning coffees overlooking stunning vineyard views;

Walking distance to UniSA Magill Campus;

Zoned for Magill School and Norwood International School, plus easy access to Rostrevor College, Pembroke School and Loreto College;

Located between Romeo's Foodland Magill, IGA Wattle Park, ALDI Kensington Park and Woolworths Marryatville.

Walking distance to public transport along Magill and Penfolds Roads.

This is a suburb that is ripe for rejuvenation and offering a great opportunity for development where location is the key. It is close to quality schools, Magill Village, UniSA and the CBD.

For further information or private inspection, call Sylvie Clarke on 0411 191 005.

Specifications:

CT / 5664/207 Council / City of Burnside

Zoning / SN-Suburban Neighbourhood/

Built / 1965

Land / 1040m2

Frontage / 30.48m

Council Rates / \$1,966.35 per year (Approx.)

SA Water / \$74.20 per quarter (Approx.)

ESL / \$ 231.41 per year (Approx.)

PLEASE NOTE: Every precaution has been taken to establish the accuracy of the material herein. Prospective purchasers should not confine themselves to the contents but should make their own enquiries to satisfy themselves in all respects. Smart Home Vision will not accept any responsibility should any details prove to be incomplete or incorrect.