

15 Ruthven Avenue, Magill, SA 5072

Boffo

House For Sale

Sunday, 23 June 2024

15 Ruthven Avenue, Magill, SA 5072

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 720 m2

Type: House



Brad Stevens
0882697711

Auction \$1,050,000

Auction Location: On Site Seize the chance to purchase an established two-story family home with some updates, boasting plenty of space for further improvements. This property includes a highly sought-after separate brick granny flat featuring a spacious kitchen/dining area, lounge, shower, vanity, laundry, and toilet. The spacious living area with a heater, classic downstairs cellar, and a mezzanine floor offers ample room for relaxation and entertainment. The heated inground swimming pool completes the expansive rear yard, perfect for family fun and gatherings. The generous 720m² (approximate) lot provides plenty of room for future enhancements, making this a rare find in a sought-after location.

Features that make this home special:- Land size approx. 720m² - Built circa 1960's - Spacious self-contained flat offering a 4th bedroom, kitchenette and meals, living space, and bathroom/laundry - Three bedrooms with robes, bedroom one with a private balcony - Updated main bathroom with bath, shower, vanity and toilet - Charming timber kitchen set in the heart of the family, meals and living room - Additional sitting room upstairs with wall heater- Ducted evaporative air-conditioning upstairs - Storage - Vintage-style inground pool- Extensive backyard for gardening enthusiasts- Single carport - Cellar Situated mere minutes away from the bustling shopping and entertainment hubs of The Parade and Firlie Plaza, this home offers unparalleled convenience. Excellent public and private schools are nearby, including Stradbroke, Trinity Gardens, Morialta Secondary College, Magill Primary, East Torrens Primary School, Uni SA Magill, and Rostrevor College. Plus, enjoy easy access to the CBD, just approximately 7.7km away. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for 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. RLA 313174