

2 Romalo Avenue, Magill, SA, 5072

HARRIS

House For Sale

Saturday, 5 October 2024

2 Romalo Avenue, Magill, SA, 5072

Bedrooms: 3

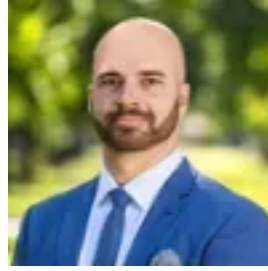
Bathrooms: 2

Parkings: 3

Type: House



Scott Moon



Troy Law

From Magill Estate to Penfold Park - create a sensation in a headlining locale.

Best offers by 1:00pm Tuesday 15th October (unless sold prior)

There's a quiet prestige to Romalo Avenue; moments to Penfold Park, Magill Estate Cellar Door, and prominent schools, this endearing home has both a family heart and project appeal on an 897m² (approx.) allotment.

Set amongst a host of designer rebuilds, the solid 3-bedroom, 2-bathroom colonial deserves a similar, spectacular outcome - yet with its central and social contemporary kitchen, it's been given the best head start for those preferring to invest and wait.

The well-kept home features polished floorboards, classic sash windows, and a north-south orientation for a welcome wash of daylight, plus dual living options - from the carpeted L-shaped lounge and dining to the rear external flow of the casual family room.

In between, the upgraded kitchen exploits its functional form with ample joinery, an appliance hub, dishwasher, and feature cabinetry lighting, enjoying a convenient link to the pantry/utility room.

Planning a pool? The 2nd bathroom right here, is position perfect.

And perfect for couples is the designated dressing room with mirrored storage galore, aligned to the front master suite - extra bedroom legroom is also a bonus.

This big block equals options, with barely a blade out of place in the deep, green backyard edged by crazy paving and valuable rear shedding, savour it now, embrace change later...

With every reason in the east to improve, extend or rebuild - STCC - it'll be a move the family will enjoy bound by parks and nature, playground adventures, Magill School, and The Parade or Magill Road for those nights you'd rather eat out.

Buy in, with colonial class in a headlining locale.

More reasons to inspect:

- Family-ready 3-bedroom colonial
- 2 flexible living zones
- Generous & well-appointed central kitchen
- A light-filled north/south orientation
- Front-facing master bedroom with a designated dressing room
- Ducted evaporative cooling system
- Ducted gas heating
- Deep & immaculate backyard
- A choice of great schools from Magill School, Norwood Int'l H.S., Pembroke & St. Peters Girls
- An invest now, upgrade later opportunity
- Just moments from the tip of The Parade + the courts & playgrounds of Penfold Park
- 7.5kms to the CBD

And more...

Specifications:

CT / 5594/186

Council / Burnside

Zoning / SN

Built / 1967

Land / 891m²

Frontage / 19.51m

Council Rates / \$1932.05pa

Emergency Services Levy / \$134.25pa

SA Water / \$245.76pq

Estimated rental assessment: \$580 - \$620 p/w (Written rental assessment can be provided upon request)

Nearby Schools / Magill School, Norwood International H.S

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