

20 Patola Place, Magill, SA 5072

HARRIS

House For Sale

Sunday, 23 June 2024

20 Patola Place, Magill, SA 5072

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1031 m2

Type: House



Scott Moon
0882023500



Troy Law
0882023500

Contact Agent

Best offers by 1:00pm Tuesday 2nd July

A masterclass of interior design and architecture seamlessly elevated to showcase stylish elegance and flawless, family-friendly function, 20 Patola Place – nestled at the end of a whisper-quiet, residents' only enclave in the heart of the leafy east – inspires a love for free-flowing, modern contemporary living spread over an enchanting 250m² of understated residential bliss. Behind an impeccably manicured frontage of neat hedging and sandstone charm, step inside to discover a light-spilling sanctuary blooming with entertaining potential as the lounge, dining, and gleaming chef's zone combine for one utterly stunning space. Letting you serve, scan and socialise across sweeping stone bench tops and breakfast bar perfect for handling the morning rush, expect nightly culinary triumphs to top already wholesome evenings hosting your nearest and dearest. Together with effortless alfresco flow to a brilliant outdoor haven, fully enclosable for all-weather pleasure, this picturesque backyard blending sunny lush lawns and high private hedging makes for an idyllic backdrop to weekend barbeque get-togethers that drift long into balmy twilight evenings with vino in hand. Revealing a superbly conceived footprint flourishing with space to stretch-out in front of a crackling gas log feature fireplace, or settle in for popcorn-dusted movie marathons with the kids in the separate rumpus retreat, together with a dedicated study solving any work-from-home challenges, and a stellar 4-bedroom sleeping quarters including a decadent master with huge walk-through wardrobe and luxe ensuite... the feature and finish here cannot be overstated. Using up every square inch of its coveted 1,031m² parcel that even sees a cleverly concealed vegetable garden, along with a huge shed/workshop in addition to the double garage, as well as a long list of extras woven into the premium build quality, such as full butler's pantry to the kitchen, family-friendly laundry/mudroom, climate controlled ducted AC throughout, to thoughtful ceiling fans and gorgeous pendant lighting – no stone has been left unturned. Lifestyle convenience is key here too with parks and playgrounds a short stroll from your front door, excellent public and private schooling options at arm's reach, a stone's throw to the scenic Morialta Conservation Park inviting endless weekend adventure, and bustling shopping precincts in all directions. Features you'll love:- Stunning open-plan living, dining & stone-topped kitchen combining for one elegant entertaining hub- Seamless connection to the sweeping outdoor alfresco area featuring zip-trak blinds & ceiling fans for all-season suitability - Designer chef's zone flush with fantastic bench top space & breakfast bar, recessed bulkhead, abundant cabinetry & cupboards, including full butler's pantry, & gleaming stainless appliances- Second living & entertaining with a rumpus retreat - Private study/home office, as well as open-air study nook for no shortage of solutions to work-from-home needs- Beautiful master bedroom featuring plush carpets, ceiling fan, large WIR & luxe ensuite- 3 additional supremely spacious bedrooms, all with ceiling fans & BIRs- Sparkling main bathroom featuring separate shower & soothing bath, as well as separate WC & powder room- Functional laundry with storage, cosy gas fireplace in main living, & zone ducted AC throughout for year-round comfort- Neat, manicured front & backyards with sunny lawn for the kids to play or family pet to happily roam, private hedging, & veggie garden- Large shed/garage, aggregate concrete driveway & double garage behind a charming, character-inspired frontage

Location highlights:- A short stroll to Hectorville Oval and playground, moments to both the Gums Reserve & Morialta Conservation Park- Walking distance to Morialta Secondary & Rostrevor College- Around the corner from Romeo's Foodland & St Bernards Fruit & Veg - 5-minutes to Firlle Plaza & Kmart, 10 to the vibrant Parade Norwood, and only 7km to Adelaide CBD

Specifications: CT / 5219/992 Council / Campbelltown Zoning / GN Built / 2010 Land / 1031m² (approx) Council Rates / \$3076.65pa ES Levy / \$231.40pa SA Water / \$258.40pa

Estimated rental assessment: \$920 - \$1000 p/w

Nearby Schools / Morialta Secondary College

Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.