

23A Cranbrook Avenue, Magill, SA 5072



House For Sale

Monday, 15 April 2024

23A Cranbrook Avenue, Magill, SA 5072

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 331 m2

Type: House



Rajwant Singh
0433880085



Ryan Stapleton
0870785802

Auction On-Site Saturday 4th May 2:00PM

Elevate your living experience in the prosperous Eastern Adelaide suburb of Magill with this meticulously crafted residence. Built in 2012, this home is a paragon of contemporary design, offering three carpeted bedrooms and a balance of elegance and functionality that caters to discerning tastes. The home's three bedrooms, each featuring built-in robes, are havens of rest and tranquility. The luxurious master boasts a walk-in wardrobe and extra-large, front-facing windows that invite in the morning light and offer views of your serene front garden. Two well-appointed bathrooms, including an ensuite in the master bedroom, adhere to the home's modern and clean aesthetic, with both boasting tiles to the ceiling, with a bath tub and double vanity in the main bathroom. Illumination is at your command with downlights throughout the home, casting a warm glow on the sleek white tiles that pave the interior. The kitchen is nothing short of dazzling, with its high gloss white finish, island bench ready to host casual dining, Puratap water filtration system, and not one, but two dishwasher dish drawers. The culinary space is further enhanced by a gas oven and stove, ensuring meal preparation is both a joy and a breeze. Entertainment flows seamlessly outdoors from the living room, with bifold doors opening to a fully secure, gated front courtyard. Here, thriving fruit trees stand ready to nourish and delight, adding a touch of nature's bounty to your domain. The rear of the home hosts a paved alfresco area, an extension of the living space complete with downlights. This outdoor retreat offers an idyllic setting for intimate gatherings or quiet reflection, enhanced by a water tank for eco-friendly gardening. Both the front and rear gardens are well-manicured and designed for low maintenance, ensuring that the home's outward appeal mirrors its internal splendour. The laundry, designed for practicality, grants garage access, augmenting the home's streamlined layout. A double car garage, with dual roller doors and brand new Epoxy flooring, leads to the posterior of the property, while additional driveway parking accommodates two more vehicles. Not to go without mention; the home's eco-conscious sensibilities which are showcased in its 16 solar panels, reducing your carbon footprint while catering to modern energy needs. Residing in this Magill property means more than just enjoying a luxurious home; it embodies a lifestyle choice that embraces sophistication, all within a suburb renowned for its affluence and proximity to Adelaide's finest offerings. Additional features include: • Zoned ducted A/C • Roll down blinds on all bedroom windows • Curtains on most doors • Exterior awnings on all front facing windows • Walking distance to Rostevor College and zoned for various other elite South Australia schools such as St Ignatius College, Norwood Morialta High School, St Peter's Girls and Charles Campbell College

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Norwood RLA 278530 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | Campbelltown Zone | GN - General Neighbourhood \\ Land | 331sqm (Approx.) House | 165sqm (Approx.) Built | 2012 Council Rates | \$1743.40 pa Water | \$178.58 pqESL | \$325.25 pa