

24 Jervois Avenue, Magill, SA, 5072



House For Sale

Saturday, 10 August 2024

24 Jervois Avenue, Magill, SA, 5072

Bedrooms: 4

Bathrooms: 1

Parkings: 4

Type: House

Charm, Style & Function - Circa 1890

Arriving at 24 Jervois Avenue you will be taken in by the lush tree lined street, guiding you to a historic 1890's Villa full of charm, character and style.

Set on a large botanic style allotment of approximately 696m² this stand out heritage listed home will be the base to call home or the location of a future masterpiece. Offering an opportunity to live in with stunning character charm or extend and create the perfect blend of historic and modern living. With renovation and redesign in mind, the current owner's architect has drawn up a concept plan for a state of the art extension.

The attention to detail from the 1890's is highlighted with the pressed metal facade, flowing through to grand 3.4m high ornate, pressed metal ceilings with detailed period fireplaces, and stunning leadlight windows. The original home comprises 5 large rooms and grand entry with an extension offering a functional kitchen, dining, living and bathroom facility.

24 Jervois Avenue offers:

- 3 main bedrooms with the option of a 4th (or formal dining)
- 2 light filled internal living areas
- Grand formal dining room
- Beautifully appointed kitchen with updated appliances
- Modern and updated family bathroom
- Undercover alfresco entertaining overlooking the gardens
- Off street, undercover parking for 3 cars under the carport and additional secure lock up garage
- Stunning and relaxing botanic style rear yard landscaped with a variety of lush trees and garden settings
- Internal ducted evaporative air-conditioning system

Perfectly positioned and ready for the next chapter, 24 Jervois Avenue, Magill is surrounded by some of the finest eateries and boutique shops. Just minutes from the allure of The Parade, Norwood and accessible to some of the best local primary and secondary schools including Rostrevor College, Magill Kindergarten, Magill School and Norwood International High School.

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.

Grange RLA 314 251

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 | 696sqm(Approx.)

House | 236sqm(Approx.)

Built | 1890

Council Rates | \$2,478.35pa

Water | \$232.55pq

ESL | \$423pa