

25 Bunday Street, Magill, SA, 5072

HARRIS

House For Sale

Wednesday, 14 August 2024

25 Bunday Street, Magill, SA, 5072

Bedrooms: 2

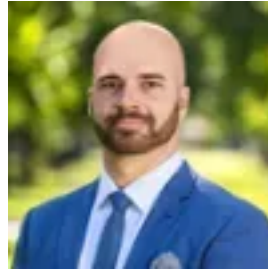
Bathrooms: 1

Parkings: 1

Type: House



Scott Moon



Troy Law

Plentiful potential from a superb slice of eastern suburbia

Best offers by 1pm Tuesday 27th August (unless sold prior)

Perfectly poised on a 599sqm south-facing parcel, this solid residence revels in both space and potential to elevate a highly coveted eastern suburbs lifestyle.

Promoting everything that the tightly held foothills locale stands for, the home offers incredibly convenient proximity to fine shopping amenities, quality schooling establishments and scenic walking trails, all whilst landing just a quick 7km trip from the city cusp.

Flexible living arrangements feature throughout two separate footprints, the first forming the main hub of the home with a large living area, dine-in kitchen, two bedrooms fitted with built-in robes and main bathroom with separate bathtub and toilet.

Forming a versatile rumpus room or independent third bedroom for growing family dynamics, the bonus retreat offers plenty of connecting storage or ideal domain for a home business with its separate entry via the carport.

Promising a wealth of future potential in more ways than one, the spacious grounds are well-placed for a solid renovation or future new build (STCC), allowing you to comfortably live in or astutely rent out whilst finalising your grand design plans. Approval has been granted for tree removal to simplify development and further information can be provided on request.

No matter your intentions, you're guaranteed to adore proximity to all the cosmopolitan spoils of Magill Road, Norwood Parade and Burnside Village, perfectly complimented by the grounding nature trails of Morialta Conservation Park there's never been a better time to make the move to Magill

Even more to love:

- Undercover carport
- Versatile rumpus room
- Split system R/C air conditioning
- Garden shed
- A few footsteps to bus stop, Uni SA, Long Lost Friend café, Gums Reserve & Romeo's Foodland
- Moments to Pembroke, Rostrevor College & Morialta Conservation Park
- Just 15-minutes from the CBD

Specifications:

CT / 5809/247

Council / Campbelltown

Zoning / GN

Built / 1955

Land / 599m2 (approx)

Frontage / 15.24m

Council Rates / \$1871.60pa

Emergency Services Levy / \$160.35pa

SA Water / \$279.91pq

Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / Magill School, Norwood International H.S

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. RLA | 226409