

30 Gladstone Ave, Magill, SA, 5072

HARRIS

House For Sale

Sunday, 8 September 2024

30 Gladstone Ave, Magill, SA, 5072

Bedrooms: 4

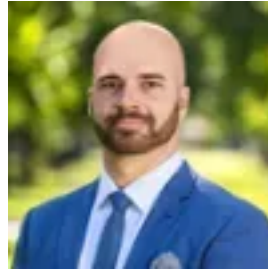
Bathrooms: 1

Parkings: 2

Type: House



Scott Moon



Troy Law

From Magill School to The Gums Reserve: meet a prized refurbished family character bungalow, positioned to thrill...

Best offers by 12:00pm Tuesday 17th September (unless sold prior)

Fulfill heart, mind and lifestyle in a refurbished character brick bungalow in the thick of Magill's cosmopolitan buzz - and better yet, at the pivotal edge of prestigious Poet's Corner and The Gums Reserve.

Beyond the wide driveway, brush-fenced privacy and 2-car garage security, is the preserved era character of sash windows, polished floorboards, lofty ceilings, and up to 4 large-scale bedrooms, awash in universally loved fresh whites.

At the glazed tail end, durable slate floors blanket the family room, casual meals and galley style kitchen; the whitewashed space hosting a wall oven, dishwasher, generous joinery and benchtops, adding convenient thoroughfare to the flexible 4th bedroom, dining formality or quiet home office.

And because bathroom space is everything, the fully tiled family suite delivers, coupled with dual basins, vanity storage, and a corner spa.

Sure, there's always merit in making your own mark, but there's value galore here in spades, supported by a lined rear rumpus room and a long, lush backyard insisting you unpack now and park any plans for later.

The backyard also presents gabled all-weather entertaining, and from this moment on, every crowd-worthy event will be yours to hold in viewing distance of the shaded and grassed oasis promising plenty of device-free playtime.

Adding versatility to its privacy, the lined rumpus room offers space for guests, games, and/or the home gym in split system air-conditioned comfort.

It's time you met Gladstone Avenue - with Magill Road and The Gums Reserve at each end, Firlie Plaza and Burnside Village on standby, Magill Primary in a stroll, proximity to a coveted clutch of private schools, and the best brunch with a view from Penfolds Estate, family value like this only emerges so often...

Be the first in line, this weekend.

It'll impress from start to finish:

- Extended brick bungalow with updated internal features on the cusp of elite Poet's Corner
- Versatile lined rear rumpus/games room
- Deep & private lush backyard
- Generous all-weather alfresco with bar
- Secure lock-up garage & parking for 2
- Ducted AC, split system & ceiling fan comfort
- Zoning for Magill School (approx. 1km) & Norwood Int'l H.S.
- Walking distance to St. Joseph's School & zoned Magill Primary
- Close to Pembroke, St. Peters Girls, Loreto & Rostrevor Colleges
- A corner-turn to Long Lost Friend, Romeo's Foodland & the Magill Village Precinct
- 6kms to the city's East End
- A premier postcode & position...

Specifications:

CT / 5620/310

Council / Campbelltown

Zoning / GN

Built / 1915

Land / 692m2 (approx)

Frontage / 15.24m

Council Rates / \$3,062.95pa

Emergency Services Levy / \$277.35pa

SA Water / \$246.89pq

Estimated rental assessment / \$790 - \$850 per week / Written rental assessment can be provided upon request

Nearby Schools / Magill School, Norwood International H.S

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