

33H Edward Street, Magill, SA, 5072



House For Sale

Tuesday, 24 September 2024

33H Edward Street, Magill, SA, 5072

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House

Contemporary Elegance in a Prime Eastern Suburb

Discover the epitome of modern living at 33H Edward Street, Magill - a beautifully designed 3-bedroom, 2-bathroom townhouse that seamlessly blends style, comfort and convenience. Neutral tones and LED lighting set the stage for a warm and inviting atmosphere. The entrance hallway flows into an expansive open-plan kitchen, living, and dining area, bathed in natural light.

The kitchen, a haven for culinary enthusiasts, features a 900mm oven, stone benchtops, floor-to-ceiling pantry, a breakfast bar and premium appliances, ensuring both functionality and sophistication. The adjoining living area extends effortlessly to a low-maintenance backyard, ideal for both relaxation and entertaining. A convenient downstairs powder room is perfectly suited for guests.

The ground-floor master suite is a private retreat, complete with a spacious walk-in robe and an ensuite bathroom that offers a touch of luxury. Upstairs, two additional bedrooms - each equipped with built-in robes - are serviced by a sleek, modern bathroom with a separate bath and shower, finished with floor-to-ceiling tiles for a sophisticated touch.

Designed with practicality in mind, the home also includes a separate laundry with direct outdoor access, a secure single garage with internal entry, and ducted reverse-cycle air conditioning for year-round comfort.

Situated in the heart of Magill, one of Adelaide's most desirable suburbs, this property is just minutes from renowned schools, parks, shopping, and public transport. Indulge in the nearby dining and retail experiences along Magill Road and The Parade at Norwood, while benefiting from zoning for Magill Primary School and Norwood International High School.

Key features of this Modern Family Home:

- Spacious layout with 3 bedrooms, 2 bathrooms and a convenient downstairs powder room
- Master bedroom complete with a walk-in robe and luxurious ensuite
- Open-plan kitchen, living and dining area, seamlessly extending to the backyard via sliding doors
- Gourmet kitchen featuring a 900mm oven, stone benchtops, floor-to-ceiling pantry, breakfast bar, and high-quality appliances
- Elegant neutral tones and LED lighting throughout
- Secure remote control single garage with internal access and additional storage
- Low-maintenance, irrigated gardens and lawn, perfect for easy-care living
- Ducted reverse-cycle air conditioning with Air Touch 5 remote control access for added convenience
- Eufy security camera system with video doorbell, allowing communication with visitors and deliveries remotely
- Prime location close to schools, shopping, and public transport
- Zoned for highly sought-after Magill Primary School and Norwood International High School

This home offers the perfect combination of style, functionality and convenience in a Prime location!

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.

RLA 322799

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:

Built / 2013

Land / 195sqm

CT / 6114/286

Council / City of Campbelltown

Zoning / GN - General Nighbourhood

Council Rates / \$1750.25pa

ES Levy / \$151.35pa

Community / \$76.76pa