

**5 Eton Avenue, Magill, SA 5072**

**HARRIS**

**House For Sale**

Wednesday, 3 July 2024

5 Eton Avenue, Magill, SA 5072

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 762 m2**

**Type: House**



Scott Moon  
0882023500



Troy Law  
0882023500

**\$949,000**

Best offers by 1:00pm Tuesday 16th July Occupying a prized 762sqm parcel of this highly sought Magill pocket, a timeless top-to-toe remodel has transformed this solid c1960 residence into a stylish and family-worthy home base. Beautifully presented to the street by a freshly painted façade, wide frontage and agapanthus-lined gardens, the home invites in the south-facing sunlight through leadlight windows. Favouring a spacious yet cosy lounge upon warm hybrid floors, the completely remodelled footprint extends to a contemporary kitchen - ready to make dinner prep a cinch with assistance from upgraded Bosch appliances, stone benchtops, trendy subway-tiled splashback and contrasting cabinetry. Four carpeted bedrooms form their own restful wing - two fitted with built-in robes - whilst the modern main bathroom boasts a shower, family-friendly bath and convenient separate toilet. Terracotta tiles take you through to a versatile domain allowing you to work from home, configure as a second living area or children's playroom. Receiving an incredible dose of sunshine due to its favourable north-facing orientation, the big backyard indulges both kids and pets with an ample expanse of lawn to stretch their legs, whilst two undercover verandahs provide parents with a shaded space to supervise with hot coffee in hand. An ultimate destination to settle within the esteemed eastern suburbs, you'll love proximity to boutique shopping, high calibre schooling and an effortless 8km city reach, whilst being encouraged to spend more time outside exploring the picturesque nature walks, playgrounds and reserves of the abounding foothills placed on your doorstep. Completely contemporary from head-to-toe, there is no better place to move in and start living than Eton Avenue... Even more to love:- Torrens-titled 762sqm allotment with 16.15m frontage (approx.)- Secure garage with rear roller door access- Bosch gas cooktop, electric & dishwasher- Security camera system- Ducted R/C air conditioning- Irrigation to rear lawn & garden shed- Zoned for Morialta Secondary College- Footsteps from bus stop, Magill Road cafés, Romeo's Foodland & Hectorville Sports Oval- Moments to Firle Plaza, Pembroke, Rostrevor College & Morialta Conservation Park

Specifications: CT / 5182/359 Council / Campbelltown Zoning / GN Built / 1960 Land / 762m<sup>2</sup> (approx) Frontage / 16.15m Council Rates / \$2,128.00pa Emergency Services Levy / \$175.45pa SA Water / \$201.61pa Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / Morialta Secondary College

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