

**86B St Bernards Road, Magill, SA 5072**

**Raine&Horne.**

**House For Sale**

Tuesday, 2 July 2024

86B St Bernards Road, Magill, SA 5072

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 331 m2**

**Type: House**



Ranjani Barot  
0481863394



Constantine Pappas  
0423047020

## Auction - 20 July 2024 @12:30 PM

Ranjani Barot from Raine&Horne Unley presents this beautiful home in Magill which offers a brilliant opportunity to secure your place in this extraordinary area. This well-built, solid red brick home has all the amenities and features needed for a growing family. The main room is positioned at the front of the home, featuring an expansive walk-in robe that provides ample storage space. There are two additional rooms further along, both with built-in robes and a convenient central bathroom with a separate basin, ideal for guests. The spacious, modern, open-plan kitchen and living area is perfect for unwinding with the family. The home also boasts a single-car garage with a roller door, providing direct interior access and additional storage. Ceiling fans have been added in all rooms for added comfort. Additionally, a 7.6 kW solar system helps to minimise electricity bills.

**Key Features**

- **Solid Red Brick Construction:** Well-built and durable home.
- **Spacious Main Room:** Positioned at the front with an expansive walk-in robe.
- **Two Additional Bedrooms:** Both with built-in robes.
- **Central Bathroom:** Conveniently located with a separate basin for guests.
- **Modern Open-Plan Kitchen and Living Area:** Perfect for family time and entertaining.
- **Ceiling Fans in All Rooms:** For added comfort.
- **7.6 kW Solar System:** To minimize electricity bills.
- **Prime Location:** Zoned to Magill Primary School and Norwood Morialta High School.
- **Proximity to Educational Institutions:** 8-minute walk to UniSA Magill Campus and 12-minute walk to Rostrevor College.
- **Convenient Amenities:** Close to shopping, transport, parks, and a local café just 30 seconds away.
- **Torrens Title:** Offering a straightforward ownership structure.
- **Built in 2014:** Modern construction on 331 m<sup>2</sup> land. The location is exceptionally convenient, being zoned to Magill Primary School and Norwood Morialta High School. It's an 8-minute walk to UniSA Magill Campus and a 12-minute walk to Rostrevor College. Shopping, transport, and parks are all nearby, with a local café just 30 seconds away. This could be the perfect low-maintenance home for a family or an excellent addition to your investment portfolio.

**Specifications:**

- **CT:** 6139/505 (Torrens Title)
- **Council:** City of Campbelltown
- **Zoning:** GN
- **Built:** 2014
- **Land:** 331 m<sup>2</sup>
- **Frontage:** 8.35 m
- **Council Rates:** \$1779.05 per annum
- **SA Water:** \$300 per quarter
- **ES Levy:** \$150.55 per annum

**Nearby Schools:**

- Magill School
- East Torrens P.S.
- Charles Campbell College
- Norwood Morialta H.S. (Middle and Senior Campuses)
- Marden Senior College
- Open Access College

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