

## Magill, 11 Powell Street

### Superb Location with Flexible Floorplan

Quietly located on the leafy tree-lined Powell Street, this light-filled home has a dose of wow factor, open-plan living and a first-level granny flat/studio.

With the bus just around the corner, it makes easy access for the family, close to great shopping on Magill Road, Firl Shopping Centre, and easy access to Norwood precinct and CBD.

Features include:

- \*Lounge with ceiling fan and gas fireplace
- \*Open plan kitchen and dining opening to entertaining area
- \*Your choice of master bedrooms as all are of a good sized with ceiling fans, one with dual built in robes and one with an ensuite



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

4 2 2

#### For Lease

Please Call

#### View

[ljhooker.com.au/2BK1FDZ](http://ljhooker.com.au/2BK1FDZ)

#### Contact

**Tri Nguyen**

0423 686 219

[Tri.Nguyen@ljhadelaidemetro.com.au](mailto:Tri.Nguyen@ljhadelaidemetro.com.au)

**LJ Hooker St Peters**  
**(08) 8362 8008**

- \*Upstairs retreat or 4th bedroom with powder room
- \*Large kitchen with an abundance of cupboard and benchtop space, gas cooktop, double oven and dishwasher
- \*Main bathroom features double vanity sinks, free standing bath, shower and separate toilet
- \*Internal laundry
- \*Ducted reverse cycle air conditioning
- \*Large covered patio area for entertaining with ceiling fans
- \*Double tandem carport with remote controlled door
- \*Shed
- \*Store room
- \*Established gardens and lawn

Perfectly located close to a number of desirable amenities. The University of South Australia, Magill Campus is a short walk away with your local zoned local schools being Magill Primary School, and the ever-expanding Norwood International High School. The Gums recreational reserve, Penfold Park and the Third Creek linear reserves are nearby for your exercise and recreation and local sporting clubs include the Tranmere Bowling and Tennis Clubs and the Murray Park Oval and Lorne Avenue Tennis Courts. The shops and cafes of Norwood Parade are also close by for your everyday grocery requirements and speciality shopping.

Pets: A dog may be considered with exceptional references

Water charges: Water supply and usage charges apply

Furniture: Unfurnished

\*\*\* TO BOOK AN INSPECTION TIME PLEASE CLICK ON "BOOK AN INSPECTION TIME" TO SUBMIT AND SECURE YOUR BOOKING TO ATTEND ANY OF THE LISTED SCHEDULED OPEN INSPECTION. By registering, you will be INSTANTLY informed of any updates, changes or cancellations.

NOTE: In an attempt to prevent and minimise the spread of COVID-19 (Coronavirus), please do NOT attend the open inspection if you have travelled / returned from overseas in the last 14 days, or if you flu-like symptoms (including fever, coughing, wheezing or shortness of breath), or if you have been in contact with someone that has displayed any COVID19 symptoms (such as fever, coughing, wheezing or shortness of breath).

NOTE ABOUT THE OPEN INSPECTIONS: Interested persons MUST register their details to attend any of the scheduled viewing dates and times allocated. The agent will not attend the listed viewing date and time if you do not register and confirm your attendance. It is for this reason we highly recommend you register to attend to ensure the agent's attendance and to avoid disappointment.



**LJ Hooker St Peters**  
**(08) 8362 8008**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

## More About this Property

**Property ID** 2BK1FDZ

**Property Type** House

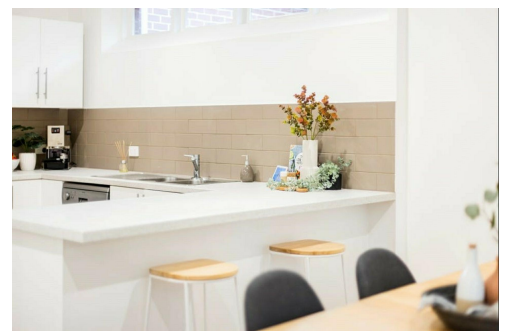
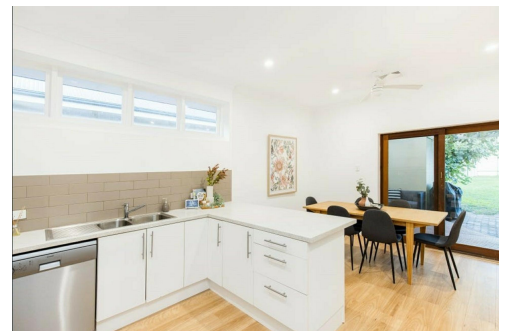
### Tri Nguyen

Property Investment Manager | [Tri.Nguyen@ljhadelaidemetro.com.au](mailto:Tri.Nguyen@ljhadelaidemetro.com.au)

### LJ Hooker St Peters (08) 8362 8008

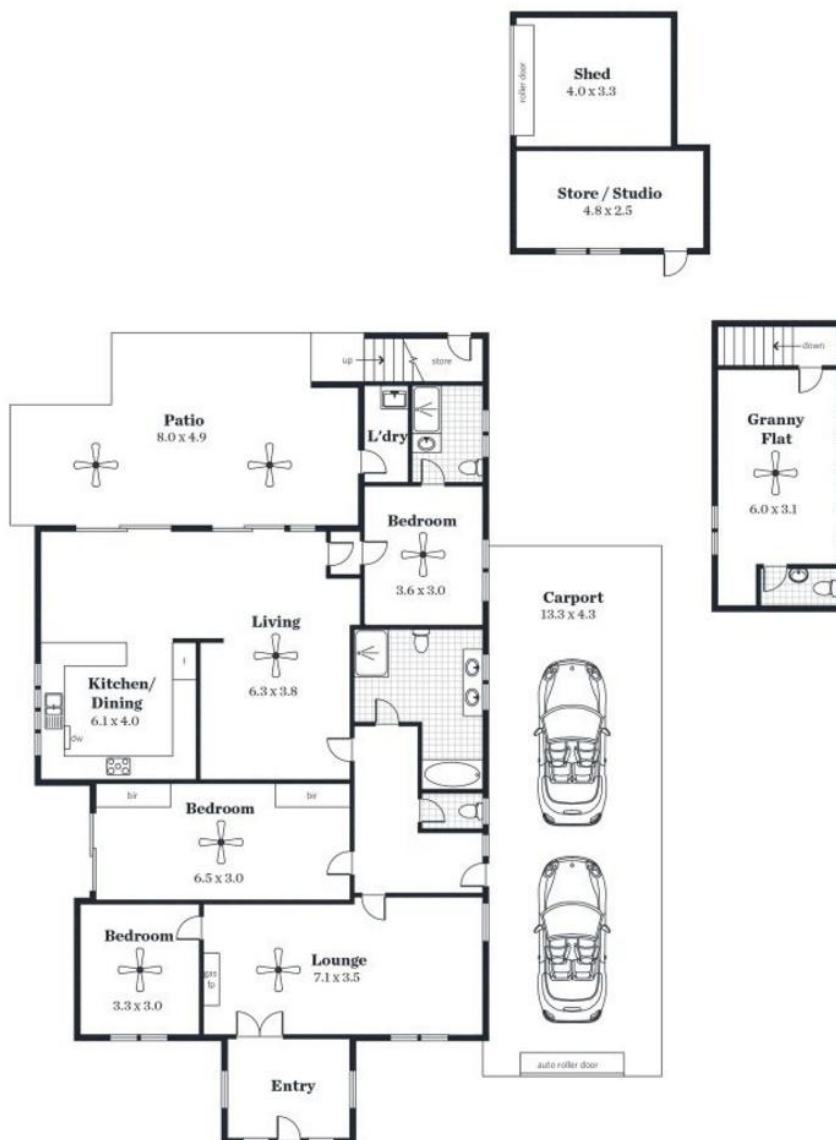
2a Portrush Road, PAYNEHAM SA 5070

[stpeters.ljhooker.com.au](http://stpeters.ljhooker.com.au) | [stpeters@ljhadelaidemetro.com.au](mailto:stpeters@ljhadelaidemetro.com.au)



**LJ Hooker St Peters**  
**(08) 8362 8008**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



Area (Estimate only)	
Lower Living	162.19 m <sup>2</sup>
Upper Living	21.78 m <sup>2</sup>
Carport	56.67 m <sup>2</sup>
Patio	37.42 m <sup>2</sup>
Shed	13.09 m <sup>2</sup>
Store / Studio	12.00 m <sup>2</sup>
Total	303.15 m <sup>2</sup>



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 inquiries and obtain their own legal advice. Ceiling heights are not included in total living.