

## Magill, 13 Bricknell Street

### Superb Location

Enjoy this superb location with an outlook over the oval. Easy care low maintenance living in this well maintained 3 bedroom brick courtyard home with feature Basket Range Stone.

Features include:

- \*Light filled
- \*Well maintained, low maintenance home
- \*Large entry way
- \*Front lounge room overlooking the oval with gas heater and ceiling fan
- \*Open plan kitchen and dining with split system air conditioning
- \*Timber kitchen with an abundance of cupboard space, walk in pantry, large gas all in one oven and cooktop



**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.

3 1 2

#### For Lease

Please Call

#### View

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

#### Contact

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

- \*Large main bedroom with built in robes, air conditioner and ceiling fan
- \*Remaining bedrooms are both sizeable
- \*Main bathroom with bath, shower and separate toilet
- \*Separate laundry
- \*Pergola area for entertaining
- \*Double carport

Magill provides the best of both worlds – a feeling of being close to nature and the hills while being so close to the hustle of Norwood Parade and the city. It's unique to have Penfolds vineyards so close by, providing a country/nature feel. There are a large number of parks, ovals and playgrounds to choose from as well as Shopping/ Transport close by. Magill University is also highly sort after as well.

With suburbs such as Kensington Gardens, Tranmere, Auldana, Woodforde all adjoining Magill you can see why this is a great suburb to invest in. A Short drive to Norwood is 10 mins away, Burnside Village 15-mins and the Adelaide CBD is only 20-mins. Magill has three educational institutions: Magill Primary School on Magill Road; Norwood Morialta High School (Senior Campus) on The Parade; and UniSA Magill Campus on St Bernards Road.

Pets: A pet may be considered on application  
 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.



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## More About this Property

Property ID	2BPPFDZ
Property Type	House

**Jiawen Gao 0422571024**

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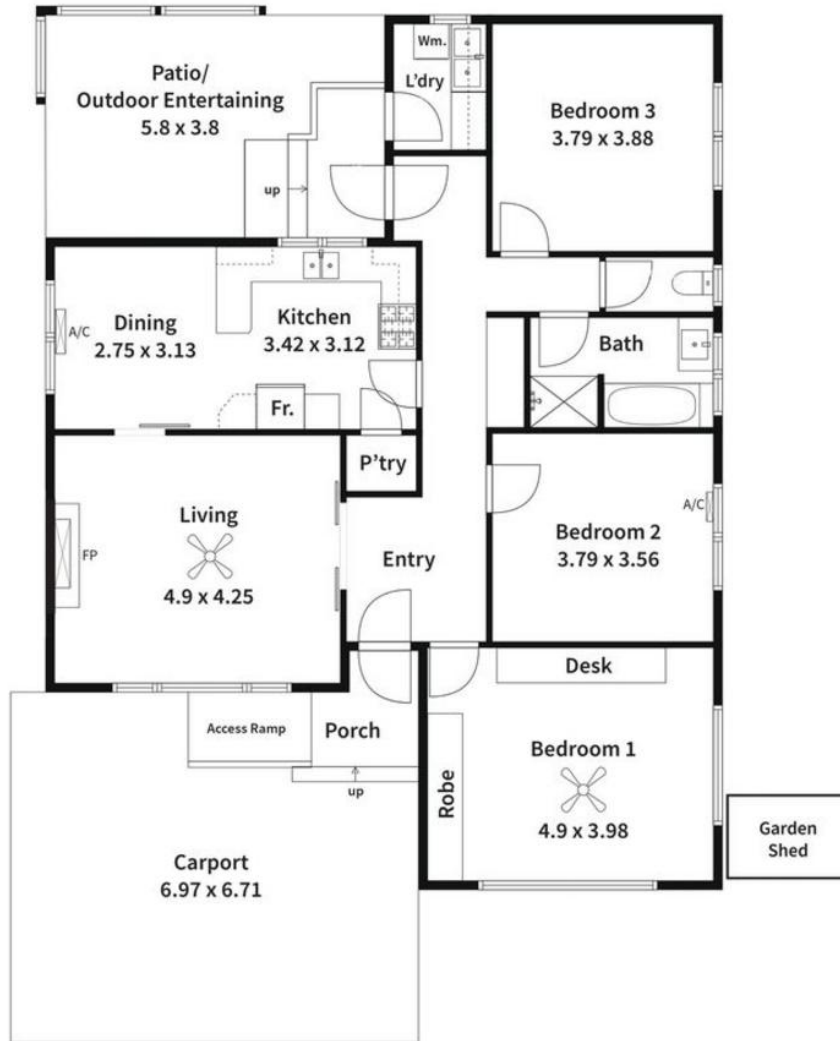
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**Disclaimer:** Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan's accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

