






2/1 Pepper Street, Magill

## Enjoy the Best of Eastern Suburbs Living

Enjoy the convenience of living in sought-after Magill, with cafes, local shops, schools, and public transport all close by. With parks nearby and the Adelaide CBD just a short drive away, this location offers an easy and connected lifestyle.

Features include:

- Timber floorboards throughout
- Light filled lounge room with gas heater and ceiling fan
- Dining room adjacent to kitchen with ceiling fan opens out to entertaining area
- Updated kitchen with ample cupboard space, stainless steel appliances including dishwasher gas cooktop and electric oven
- 3 x good sized bedrooms, all with ceiling fans and 2 with built in robes
- Bathroom with bath, shower and separate toilet
- Internal laundry
- Single garage with remote controlled garage door
- Ducted evaporative cooling
- Large paved pergola area, ideal for entertaining
- Garden with irrigation system
- Established lawns

3  1  1 

### FOR RENT

Please Call

### AGENTS

Jackson Dodwell  
0434 079 463  
jackson.dodwell@ljhadelaidemetro.com.au

Kirsty Clark  
0422 005 721  
kirsty.clark@ljhadelaidemetro.com.au

### AGENCY

LJ Hooker St Peters  
(08) 8362 8008

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.



- Garden shed

Set within one of Adelaide's most sought-after eastern suburbs, 2/1 Pepper Street places you in the heart of everything that makes Magill such a desirable place to call home. Enjoy the convenience of shopping at Firlie Plaza and the local stores along Magill Road, your morning coffee at popular spots like Hibernia Cafe, and easy access to quality schooling including Magill School, Norwood International High School, and the University of South Australia. For outdoor enjoyment, nearby reserves including Penfold Park and the open spaces around Kensington Gardens provide the perfect setting for walks, recreation, and family time, all while being just a short drive from the Adelaide CBD.

Water charges: Water usage and supply charges apply

Furniture: Unfurnished

**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.

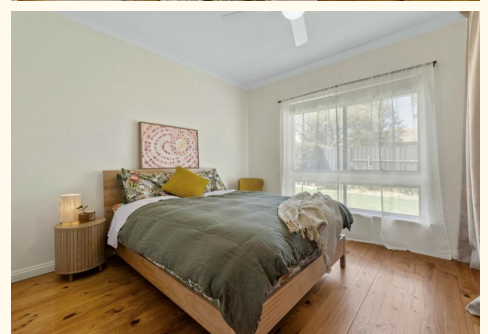
**Disclaimer:** All information provided has been obtained from sources we believe to be accurate; however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. We encourage all interested parties to make their own enquiries, particularly regarding NBN/internet availability at the property.

## MORE DETAILS

Property ID	2EAFFDZ
Property Type	Unit
Including	Evaporative Cooling

**Jackson Dodwell 0434 079 463**  
Residential Property Manager |  
jackson.dodwell@ljhadelaidemetro.com.au  
**Kirsty Clark 0422 005 721**  
Business Development Manager |  
kirsty.clark@ljhadelaidemetro.com.au

**LJ Hooker St Peters (08) 8362 8008**  
2a Portrush Road, PAYNEHAM SA 5070  
stpeters.ljhooker.com.au | stpeters@ljhadelaidemetro.com.au





2/1 PEPPER STREET, MAGILL

LIVING:	95.1m <sup>2</sup>
GARAGE:	19.8m <sup>2</sup>
SHED:	4.0m <sup>2</sup>
PERGOLA:	50.2m <sup>2</sup>
TOTAL:	169.1m <sup>2</sup>

| Not to scale | Drawing for marketing purposes only | Measurements and dimensions are approximate | Floorplan by: In-House Imaging |

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.

