



## Magill, 11 Brougham Street

Character, Class & Comfort in the Heart of Magill



Set on a quiet, tree-lined street in a tightly held pocket of Magill, this home is the perfect example where timeless charm meets modern day luxury. Beautifully renovated throughout, this home sits proudly on a generous 673m2 approx. allotment, offering versatile living for families, professionals, investors and entertainers alike.

From the moment you step inside, the warmth of this home is undeniable. Light wooden floors, high ceilings and plenty of natural light create a welcoming sense of space, while the open plan living and dining area offers the perfect backdrop for daily family life or weekend catch-ups with friends. The north facing rear ensures sunlit living year round, connecting seamlessly to the outdoors for easy entertaining.

At the heart of the home, the beautifully renovated kitchen is designed for both function and flair. Complete with stone benchtops, a 5-burner gas cooktop, oven, dishwasher, dual sink and soft-close cabinetry, it's a space any home chef will love.

**For Sale**  
Contact Agent

**View**  
By Appointment

**Contact**  
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**LJ Hooker St Peters**  
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**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.

The thoughtful layout continues throughout, the master suite offers a large walk-in robe and a designer ensuite with floor to ceiling tiles and premium finishes.

With three generous bedrooms, two complete with built in robes. The third bedroom offers the flexibility to be a second living area if needed, serviced by a stylish family bathroom featuring a full size bath, shower and a sleek stone top vanity.

Whether you're hosting a summer BBQ or enjoying a quiet morning coffee, the backyard is where this home really comes into its own. A large undercover verandah and separate pergola area provide ample space for year round entertaining, surrounded by beautiful gardens and lush lawn for the kids or pets to enjoy.

The shed is the perfect space for hobbyists, home gym lovers or a great teenage retreat. Complete with power, sliding doors and windows the options here are endless.

A spacious laundry with a skylight, additional toilet and loads of storage adds everyday practicality to finish the home off.

What we love:

- \*Spacious open-plan living with north facing rear
- \*Stone topped kitchen with 5-burner gas cooktop and quality appliances
- \*Four spacious bedrooms, master with ensuite and walk-in robe
- \*Two sleek bathrooms plus additional toilet
- \*High ceilings and natural light throughout
- \*Undercover outdoor entertaining plus separate pergola
- \*Powered shed/workshop with storage space
- \*Double length carport with off street parking in front
- \*Low maintenance front and rear gardens

Perfectly positioned just moments from all the best Magill has to offer, this home is within easy reach of sought after schools including Norwood International High, Rostrevor College, Magill Primary and UniSA Magill Campus. The area is known for its great neighbours, friendly environment, and the added benefit of being in the school zone of Norwood International High School. Families will also appreciate the peace and security of the location, making it an ideal setting to settle down. Enjoy your morning coffee at one of the many nearby cafes or stroll down to the many local parks nearby for a weekend picnic. You're only minutes to Firlie Plaza, public transport and under 10 km to the CBD.

A home that combines character, quality and convenience in one of the East's most beloved suburbs this home is ready to be part of your next chapter.

You can never be too late to enquire but you can be too late to inspect! Contact Luke Mitchell or Salam Dawood today to learn more!

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

\*\* All information provided has been obtained from sources we believe to be accurate,



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Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 61345 RLA 282965 RLA 231015

## More About this Property

<b>Property ID</b>	2D8BFDZ
<b>Property Type</b>	House
<b>Land Area</b>	673 m2
<b>Including</b>	Air Conditioning Toilets (3) Built-in-Robes

### Luke Mitchell 0411 703 055

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