

13B Harrow Avenue, Magill

## Sold by Marie Brus of LJ Hooker Adelaide Metro

Positioned on a 443sqm corner allotment, this contemporary single level residence delivers effortless low maintenance living with a flexible floorplan, perfectly suited to families, downsizers and astute investors alike.

Designed with functionality and comfort in mind, the home comprises three generous bedrooms, all fitted with built-in robes. The master bedroom enjoys direct access to a two-way bathroom, providing both privacy and everyday convenience. Adding further versatility to the floorplan is a flexible additional living space, easily adaptable as a formal lounge, media room or potential fourth bedroom, the choice is yours.

The heart of the home is the beautifully appointed kitchen, showcasing quality appliances including an induction cooktop, two 600mm pyrolytic ovens and a dishwasher. The adjacent light filled family and meals area is perfect for both everyday living and entertaining. A combustion heater provides warmth and ambience through the cooler months, while large sliding doors open to a spacious, north facing paved alfresco area, an ideal setting for outdoor dining or entertaining family and friends.

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.

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**FOR SALE**  
Contact Agent

### AGENTS

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### AGENCY

LJ Hooker St Peters  
(08) 8362 8008

Comfort is assured year round with reverse cycle air conditioning, ceiling fans throughout, quality plantation shutters, a security system and the added benefit of 6.5kW solar panels to help reduce ongoing energy costs. The double remote controlled garage with internal access offers secure parking and practical everyday convenience.

Outside, the low maintenance landscaped grounds make this an easy care home without compromising on outdoor space, perfect for those seeking a relaxed, lock-up and leave lifestyle.

Ideally located within easy reach of Magill Village, Firlie Plaza, the vibrant shopping and cafe scene of The Parade, and a pleasant stroll to The Gums. This address delivers exceptional lifestyle appeal. Families will also appreciate the zoning for East Torrens Primary School and Morialta Secondary College and easy access to numerous private schools including Rostrevor College, St Peters Girls and Pembroke School.

A quality lifestyle property in a highly regarded suburb, offering modern living, flexible spaces and an enviable location.

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, 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 enquiries and obtain their own legal advice.

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 DETAILS

Property ID	2E28FDZ
Property Type	House
Land Area	443 m2

### Marie Brus 0418 844 502

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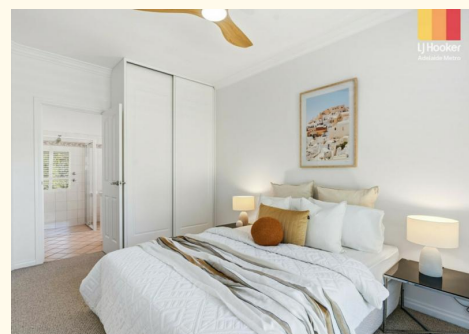
### Mark Brus 0408 389 544

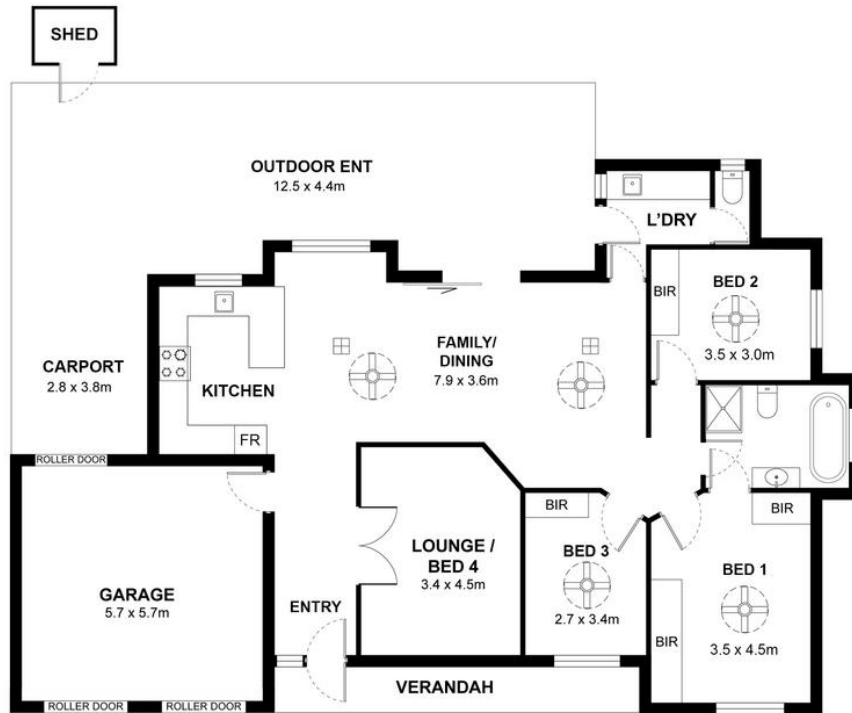
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Interior Living: 148m<sup>2</sup>  
 Exterior Living: 87m<sup>2</sup>  
**Total: 235m<sup>2</sup>**

Measurements are approximate



**13b Harrow Avenue, Magill, SA 5072**

**Disclaimer:** The information & figures obtained within this document has been compiled from information provided by vendor & sources that we believe are reliable. No warranty is given to their accuracy & all figures are subject to change without notice.