

## Magill, 14B Balmoral Avenue

Surprising Space and Style in a Compact Package!

Auction Location: on site

This charming torrens title courtyard home, set on a generous 348 sqm block (approx), offers much more than meets the eye. Built in 1992 with recent updates, it's ready to move in and enjoy now, while offering potential for future upgrades if desired.

As you step inside, you'll be welcomed by a long central hallway that sets the tone for the rest of the home. At the front, two double bedrooms await - one featuring a large bay window and the other overlooking one of the two tranquil courtyards, flooding both rooms with natural light.

Further along, the well-appointed main bathroom offers plenty of space with a separate bath, shower, toilet, and a stylish timber vanity.



### For Sale

Sold by Janine Bergin LJ Hooker  
Kensington Unley

### View

[ljhooker.com.au/610FFDJ](http://ljhooker.com.au/610FFDJ)

### Contact

#### Janine Bergin

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**LJ Hooker Kensington | Unley**  
**(08) 8431 6088**

**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 formal living area is conveniently located opposite the first internal courtyard and flows seamlessly into the casual dining area, creating an inviting space for everyday living. The large timber kitchen features a bay window overlooking the courtyard, a double sink, and an abundance of storage, with a large storage room behind the kitchen that could easily be converted into a walk-in pantry.

The spacious main bedroom offers the ultimate in privacy, complete with an ensuite and walk-in robe. Further down the hall, the large family room awaits, the main feature being the brick fireplace and gas fire, plus a small study nook tucked away in a quiet corner.

From the family room, sliding doors lead out to the rear garden, offering a paved pergola area with zip track blinds - perfect for outdoor entertaining in all seasons. The beautifully landscaped garden is low-maintenance, with a garden tool shed to keep things tidy.

Additional highlights include ducted evaporative cooling, new hybrid flooring throughout, an intercom system, a large laundry with direct external access, a single garage with roller door and internal entry, and a gate leading from the rear of the garage to the garden.

Located just a stone's throw from UniSA's Magill Campus, Romeo's Foodland, and local shops, this home offers unbeatable convenience. Public transport along Magill Road will have you in the city in no time, and the nearby Murray Park Oval is perfect for the kids (and your four-legged friends!) to run around. Zoned for Magill Primary School and Norwood International High School.

Whether you're a first homebuyer, a young family, or an investor seeking proximity to the UniSA campus, this property is a fantastic opportunity that offers value, space, and a wonderful location.

AUCTION: Wednesday 27th November at 6pm, on site.

(\$800,000)

CT: Volume 5170 Folio 142

Council: City of Campbelltown

Council Rates: \$1,925.25 per annum (approx)

Water Rates: \$198.34 per quarter (approx)

Land Size: 348 sqm (approx)

Year Built: 1992 (approx)

To register your interest or to make an offer, scan the code below:

<https://prop.ps//voUwC3lqyiQ7>

(Please copy and paste the link into your browser)

LJ Hooker Kensington | Unley provide a service called Auction Pay which allows you to pay your deposit online, on the spot at Auction, rather than having the hassle of arranging payment by cheque. Please contact Janine Bergin to find out more about this service.

The Vendor's Statement (Form 1) will be available for perusal by members of the public:-

(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and

(B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.



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## More About this Property

Property ID	610FFDJ
Property Type	House
House Size	160 m <sup>2</sup>
Land Area	348 m <sup>2</sup>
Including	Ensuite Courtyard

### Janine Bergin 0417 893 453

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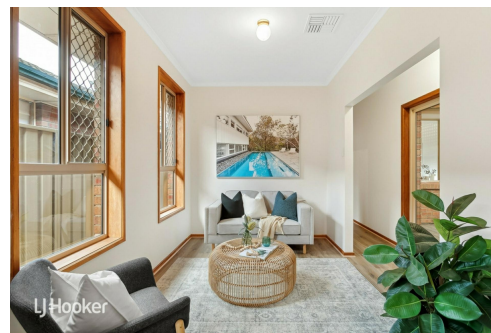
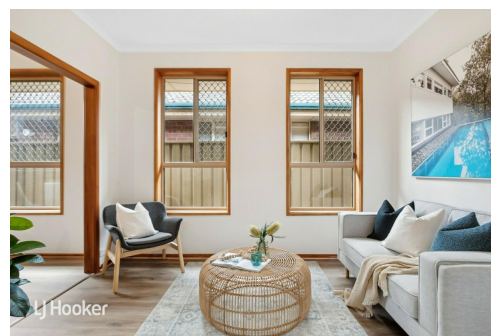
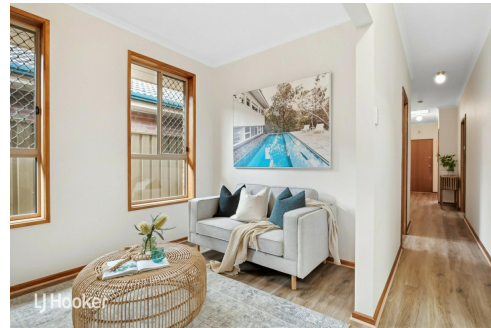
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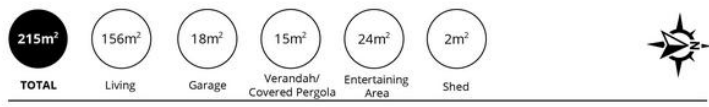
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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