



Magill, 21 Third Street

Secure Family Sanctuary In Blue Chip Magill -
CONTRACTED AT AUCTION

Auction Location: on site

A peaceful tree-lined streetscape and attractive front fencing introduce the alluring profile of this three bedroom, two bathroom residence. Built in 1998, this single-level sanctuary has been lovingly cared for by the owner for 26 years. Boasting sunny rear alfresco areas, it offers comfortable easy-care interiors which will have wide-reaching appeal.

With the focus on outstanding family liveability, the layout includes a wide and welcoming open plan living, dining and kitchen. Illuminated by the glow of Eastern light through large picture windows, the expansive family living and dining domain features a gas heater for warmth and ambience, and flows out through sliders to the rear outdoor entertaining courtyard to take advantage of the glorious morning sun and provide a sunny spot to sip your morning coffee, dine al fresco, and relax in blissful privacy. The fully paved and

3 2 2

For Sale
CONTRACTED AT AUCTION

View
ljhooker.com.au/60PTFDJ

Contact
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covered al fresco verandah stretches across the rear and offers all-weather protection.

The classic white kitchen is well appointed with abundant cabinetry, walk-in pantry, stainless steel oven and also features a built-in corner display cabinet.

Accommodation comprises three double bedrooms - all with tranquil front outlooks (two framed by pretty bay windows); while the main bedroom suite flaunts an ensuite and walk-in robe. The sparkling family bathroom with bath, walk-in shower, vanity storage and heat lamps, also offers a bidet; while there is also the convenience of a second separate w.c./powder room.

This immaculately presented home is complemented by:-

- * Ducted reverse-cycle air-conditioning
- * Separate laundry with rear access
- * Decorative ceiling roses on 2.7m ceilings
- * Electric roller shutters on all windows
- * Remote single garage with secure internal entry, plus rear roller door access to additional undercover (carport) parking for 2nd vehicle
- * Paved driveway with off-street parking
- * Solar panels - 3kW power
- * Garden shed
- * Desirable low maintenance 351sq.m (approx.) allotment

Enjoy as is, or modernise to suit your style, then enjoy the calibre of this top-class locale.

The family and pet-friendly expanses of The Gums Reserve are merely moments way, while bus stops are down the street. This prized pocket is only a 15-minute commute to the CBD, a quick trip to dining and retail destinations with a choice of cafes, dine-in and takeaway venues, local shopping at Firie Plaza, and the friendly shopping precinct of Glynburn Plaza. Families will appreciate the area's public and private schooling options, including Morialta Secondary College, Norwood International High School, Rostrevor College, Pembroke, Magill Primary and St Joseph's School.

AUCTION: Saturday 1st June at 12pm, on site - CONTRACTED AT AUCTION

CT: Volume Volume 5703 Folio 150

Council: City of Campbelltown

Water Rates: \$189.33 per quarter (approx)

Land Size: 351 square metres (approx)

Year Built: 1998 (approx)

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

<https://prop.ps//G1VrQl6gRIOS>

(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 Sam Hooper 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	60PTFDJ
Property Type	House
House Size	178 m ²
Land Area	351 m ²

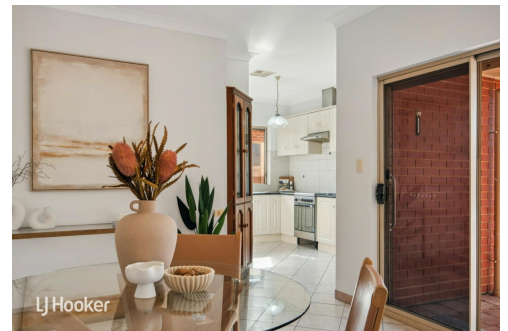
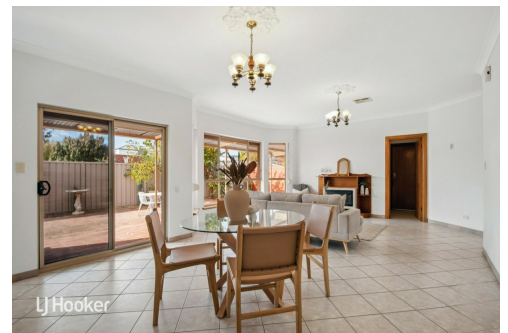
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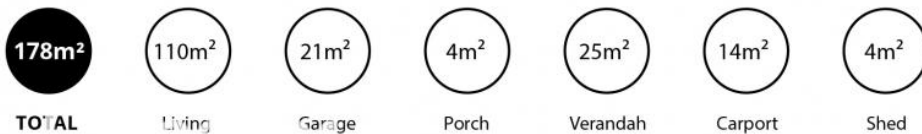
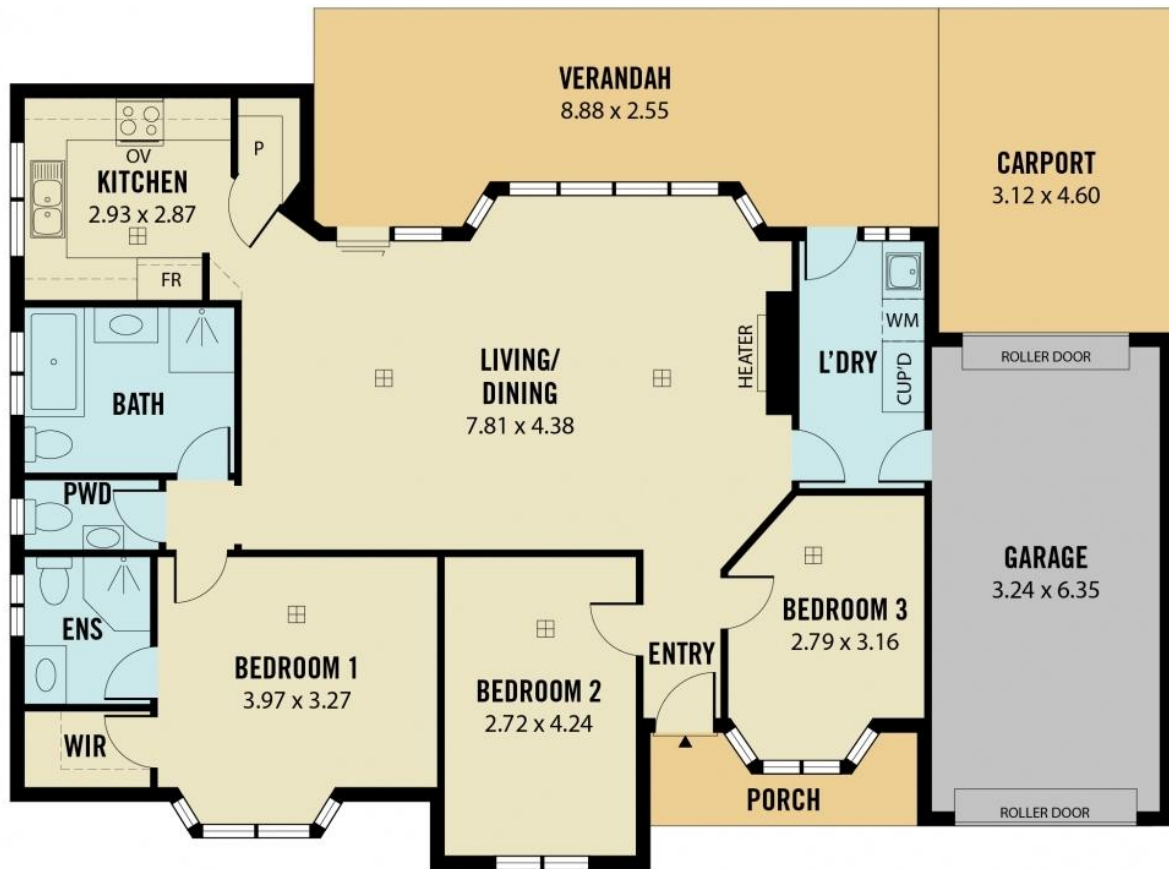
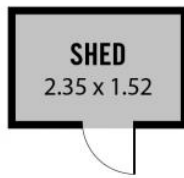
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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