

Magill, 29A Eton Avenue

High Demand Property Too Good to Miss!

Auction Location: on-site

Your gateway to Eastern suburbs' living, this immaculate, single-level home with its highly-sought 3-bedroom, 2-bathroom layout is nestled on an easy-care 358sqm (approx.) allotment in a quiet street with a desirable North-facing rear.

Whether you're pursuing a carefree lifestyle for your growing family, a savvy investment opportunity, or a downsizer/sanctuary for a relaxed retirement - this is an offering you do not want to miss!

The beautifully-presented neutral interiors are enhanced by an abundance of natural light. The classic front bay window illuminates the master suite complete with built-in robe and sparkling ensuite; while two additional bedrooms share a family bathroom with heat lamps, bath, walk-in shower and a separate w.c.



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.



Auction
Sat 18th May @ 12:30PM

View
Sat 18th May @ 12:00PM - 12:30PM

Contact
Benjamin Nightingale
0432 199 950
bnightingale@ljhkensingtonunley.com.au

LJ Hooker Kensington | Unley
(08) 8431 6088

A generously-sized open plan living and dining domain is embraced by banks of moveable glass, which blur the lines between inside and out, and sits alongside a well-appointed kitchen with new quality appliances and ample cupboard space.

Outside, the verdant rear garden border wraps the paved courtyard in complete peace and privacy, and the L-shaped pergola provides an idyllic space for all-weather outdoor living, al fresco occasions or just relaxing in the Northern sun.

Wrapping up an impressive low-maintenance package are the following features:

- Ducted gas heating & ducted evaporative air-conditioning (brand new)
- Carpeted bedrooms
- Timber-look laminate flooring
- Large laundry with access to side drying area
- LED lighting throughout
- Single carport with auto roller door & pedestrian door access to front verandah
- 2 x storage sheds
- Driveway parking

The bus stop for city transport is just around the corner (180 metres), picturesque Daly Oval with tennis courts, cafe, playground and the Hectorville Sports & Community Centre is just down the road, and a wonderful array of retail attractions and eateries are all available on nearby Magill and Glynburn Roads. It's an easy 15-minute commute into the City and vibrant Norwood Parade is also just moments away. Zoned for East Torrens Primary and Morialta Secondary College, and within close proximity to other quality school options including Norwood International High, Rostrevor College, St Peters Collegiate Girls School, Pembroke School, Magill Primary and St Joseph's School. An amazing opportunity, so don't delay - this type of property and neighbourhood are both in high demand!

AUCTION: Saturday, 18th May at 12:30pm (USP)

(\$800,000)

CT: Volume 5103 Folio 313

Council: City of Campbelltown

Council Rates: \$1,743.40 per annum (approx)

Water Rates: \$178.58 per quarter (approx)

Land size: 358 square metres (approx)

Year Built: 1991 (approx)

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

<https://prop.ps//83liRowZjQwI>

(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 Benjamin Nightingale 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



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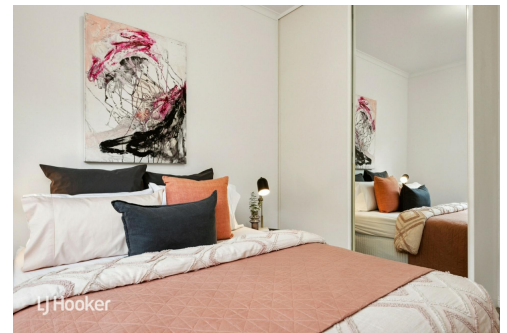
before the auction commences.

More About this Property

Property ID	60NQFDJ
Property Type	House
House Size	135 m ²
Land Area	358 m ²
Including	Ensuite

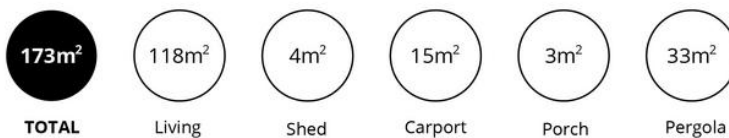
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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