



337 Magill Road, Trinity Gardens

Vintage Soul, Classic Beauty

Auction Location: 337 Magill Road Trinity Gardens

Circa 1925 Bungalow comprising 8 main rooms offers the perfect environment for the growing family and those seeking room to move. The versatile floor plan allows for 4 generous bedrooms plus formal living or 3 beds to make way for formal dining. Bucket loads of natural light fill each room, which when coupled with the high ceilings, forge a bright, airy ambience throughout.

The rear extension features a timber kitchen with ample storage and the added convenience of a second WC, creating a versatile space ideal for casual dining or entertaining. The renovated bathroom adds a modern touch to this character filled bungalow, offering a fresh finish that complements the home's original features. Practical for busy family life, these updated spaces bring everyday comfort and convenience while maintaining the charm and warmth that make this home so appealing.

Step outside to a generous alfresco entertaining area offering the perfect setting for long lunches, relaxed weekend gatherings and evenings with family and friends. Beyond, the expansive backyard provides a wonderful sense of space and privacy, with ample room for the kids to play, pets to roam and the whole family to enjoy. Whether

4 1 3

AUCTION

Fri 30th Oct @ 12:30PM

VIEW

Sat 17th Oct @ 10:00AM - 10:30AM

AGENTS

Nick Ploubidis

0423 840 514

nploubidis@ljhkensingtonunley.com.au

Valentina Corsaro

0401 864 191

vcorsaro@ljhkensingtonunley.com.au

AGENCY

LJ Hooker Kensington | Unley

(08) 8431 6088

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.



creating a beautifully landscaped garden, enhancing the outdoor entertaining space or simply appreciating the freedom of a substantial backyard, this is an inviting outdoor setting with plenty of scope to make it your own.

Families will appreciate the convenience of having Trinity Gardens School and Norwood International High School nearby, along with shopping at Magill Village and Firlie Plaza for all the everyday essentials. Enjoy a weekend stroll through Penfold Park or head to Morialta Conservation Park for a family outing surrounded by nature. Norwood Parade is also just a short drive away, offering a great selection of restaurants, shopping and entertainment, while the Adelaide CBD remains within easy reach.

Set on a generous 748sqm allotment with a 16.3m frontage, the property offers exciting potential to renovate, extend or explore future opportunities (subject to council consent and necessary approvals).

AUCTION: Friday 30 October at 12:30pm, on site, unless sold prior.

(\$1,650,000)

CT: Volume 5777 Folio 451

Council: Norwood Payneham St Peters

Council Rates: \$2,652.00 per annum (approx.)

Water Rates: \$337.99 per quarter (approx.)

Land Size: 748 square metres (approx.)

Year Built: 1925 (approx.)

To register interest, copy and paste the below link into your browser:

<https://property.ljhooker.com.au/residential-trinity-gardens-sa-house-337-magill-road-61utfdj>

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.

RLA 275279

MORE DETAILS

Property ID	61UTFDJ
Property Type	House
House Size	259 m2
Land Area	748 m2
Including	Toilets (2)

Nick Ploubidis 0423 840 514

Principal | Auctioneer | nploubidis@ljhkensingtonunley.com.au

Valentina Corsaro 0401 864 191

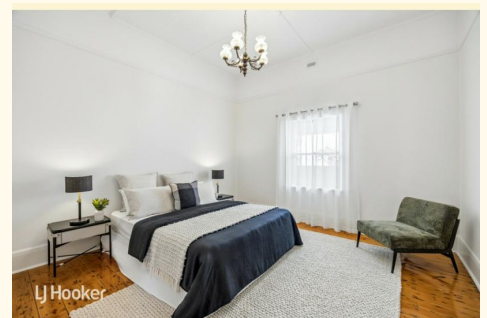
Sales Associate | vcorsaro@ljhkensingtonunley.com.au

LJ Hooker Kensington | Unley (08) 8431 6088

295 Kensington Road, KENSINGTON PARK SA 5068

kensingtonunley.ljhooker.com.au |

reception@ljhkensingtonunley.com.au





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.

Produced by The Fotobase Group