

1/45 Barnes Ave, Magill, SA, 5072

CENTURY 21

Apartment For Sale

Wednesday, 13 November 2024

1/45 Barnes Ave, Magill, SA, 5072

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



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Charming Low-Maintenance Unit in Sought-After Location

Here's a wonderful opportunity to own a solid brick unit in a group of only four.

Well-positioned at the front of this small group in a desirable, well-maintained complex, this property offers comfort, convenience, and low-maintenance living in a fantastic location.

Key Features:

- * 2 Spacious Bedrooms : both bedrooms feature built-in robes and ceiling fans, providing ample space and comfort.
- * Bright and Airy Living Area : the lounge boasts a large bay window that fills the space with natural light. It includes a split-system reverse-cycle air conditioner and opens to the kitchen and dining area, perfect for family gatherings.
- * Modern Kitchen : remodelled with stylish cabinetry, modern appliances, a breakfast bar and generous storage, the kitchen is ideal for cooking and entertaining.
- * Sparkling Bathroom : the bathroom includes a shower and bathtub, along with a separate toilet for added convenience.
- * Outdoor Entertaining Space : enjoy outdoor dining or relaxation in the paved and lawned area, set within a private, easy-care yard.
- * Secure Garage with Automatic Roller Door : includes rear access, making it both secure and convenient. Additionally, there's a shed for extra storage.
- * Low Maintenance Living : designed with ease of living in mind, the property requires minimal upkeep inside and out.
- * Semi-Attached : almost freestanding, the unit is only attached at the garage, ensuring privacy.
- * Prime Location : situated just 8 km from the city and close to the beautiful Adelaide Hills, this property is within the catchment of top-rated schools, including Norwood International High School and Magill Primary. It's also surrounded by numerous parks, shopping options, and public transport.

Near premium suburbs like Kensington Gardens, Tranmere, Auldana, and Woodforde, this unit presents a fantastic investment opportunity. Whether you're a first-time buyer, retiree, investor, or anyone seeking a low-maintenance lifestyle, this property is a rare find and won't be available for long. Don't miss your chance!

Expressions of Interest close 25th November USP

Property Details:

Council | Burnside

Zone | GN - General Neighborhood

House | 97 sqm(Approx.)

Land | 163 sqm(Approx.)

Built | 1985

Strata | \$547.55 Admin Fund Levy per qtr

plus \$62.50 Sinking Fund Levy Per qtr

Council Rates | \$1086.35 pa

Water | \$78.60 pq

Sewer | 86.95 pq

ESL | \$116.60 pa

IMPORTANT NOTES FOR PROSPECTIVE BUYERS

*Where measurements or land size are quoted, they are an approximation only and based upon land title information or third party measurement. You must make your own enquiries as to the accuracy of any measurements quoted. Neither Century 21 First Choice In Real Estate nor the vendors guarantee the accuracy of quoted measurements.

*The Form 1 vendor statement are available to be emailed on request.

*Please note that although it is certainly the agents intention to conduct at least one public open inspection prior to any offers being considered by the vendor, all offers will be submitted and the vendor reserves the right to accept an offer at any time either before or after the property has been advertised or inspected.