

1 & 2/4 Olive Court, Magill, SA, 5072

HARRIS

House For Sale

Saturday, 23 November 2024

1 & 2/4 Olive Court, Magill, SA, 5072

Bedrooms: 4

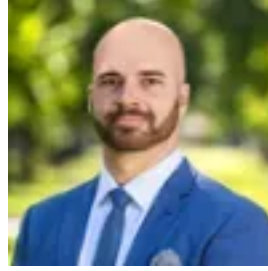
Bathrooms: 2

Parkings: 2

Type: House



Scott Moon



Troy Law

Two homes, two titles, one unrivalled Eastern suburbs opportunity on 751m2 (approx.)

Best offers by 1pm Tuesday 3rd December (unless sold prior)

If only we could say these retro, two-bedroom colonials were as impressive as their spot on Magill's map both have seen better days, but the opportunity to weigh in, measure up and profit from progress is far more exciting.

Progress that equates to two homes, two titles, twice the income, or twice the development potential, STCC, on the doorstep of fashionable Magill Road.

To be sold as a whole, to pool your investment dollars into a double renovation or to embark on a complete rebuild project; both homes require some work to bring them back to their former glory, yet with substantial front and rear gardens, the thought of two brand-new bigger homes is game-changing.

Could two become one? That's another discussion for Campbelltown Council. In any scenario, the moves you make could be monumental.

Ideally positioned for owner-occupiers or tenants, this front-to-back double-act enjoys proximity to Morialta Reserve, Rostrevor College, Uni SA Magill Campus, and the highly prized Magill School zone and Norwood International. With convenient access to bus routes, retail hubs along Glynburn and St. Bernard Roads, and an effortless commute to the CBD.

In a location that affords brilliant lifestyle and connectivity, Olive Court stands alone.

The 2-for-1 opportunity:

- 2 x 2-bedroom homes on separate titles, adjacent Vine Street
- Coveted zoning for Magill School & Norwood International H.S.
- A short walk to Magill Kindergarten & The Uni SA Magill Campus
- Just 2kms to The Parade | 10kms to the CBD.

Unit 1:

- Convenient kitchen access via the side-by-side double carport
- Bay window living zone with split system R/C A/C & heater
- Separate kitchen/dining
- Full bathroom + a separate WC
- Bedroom 1 with ceiling fan

Unit 2:

- Living room & laundry entry points
- Sliders dividing the casual meals & kitchen
- Central hallway linen storage
- Bedroom 1 features a BIR & ceiling fan
- Rear bedroom 2 sidelines the central bathroom
- Split system R/C A/C to living

Specifications:

CT / 5000/735

Council / Campbelltown

Zoning / GN

Built / 1977

Land / 751m2 (approx.)

Council Rates / \$pa

Strata Rates / \$pq

Strata Manager /

Emergency Services Levy / \$pa

SA Water / \$pq

Estimated rental assessment / \$400 - \$440 per week (each) / Written rental assessment can be provided upon request

Nearby Schools / Magill School, Thorndon Park P.S, Norwood International H.S

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