

14B Griffiths Street, Magill, SA, 5072

HARRIS

House For Sale

Sunday, 3 November 2024

14B Griffiths Street, Magill, SA, 5072

Bedrooms: 4

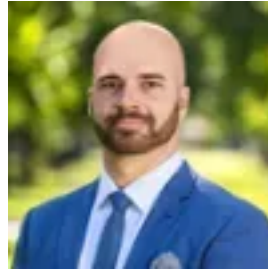
Bathrooms: 3

Parkings: 2

Type: House



Scott Moon



Troy Law

Exceed the family's highest demands in a designer Torrens titled lifestyle premiere...

Best offers by 3pm Tuesday 12th November (unless sold prior)

As a beautifully crafted contemporary design, it takes a lot to live up to the calibre of this elite eastern pocket, temptingly close to The Gums Reserve, and dare we say this brand new Torrens titled standout, delivers.

Stunning from the outset, even better from within courtesy of a towering entry void, piercing decor and sophisticated herringbone floors, the 4-bedroom home premieres as a striking new measure of modern Magill living, eager to meet the market...

Every essential is met with a little extra suave and a nod to every life's stage - from discreet double garage internal entry to the tucked away custom study desk, and the 2-way ensuite/bathroom alongside serving both guests and the private, 2nd master bedroom.

For the busy family or professional, it'll exceed your demands.

As the home's seamless and social epicentre, the kitchen gleams in form and function, letting you grab a quick bite or serve a crowd with a deep walk-in pantry, and a multi-talented, waterfall stone-topped island.

Outdoor flow is effortless, the open plan living zone never losing sight of its garden connection through over-sized panes; the tiled all-weather alfresco, poised for friends, is bound by exposed aggregate perimeters and the established, retained, and fully fenced backyard.

A quiet place for you - or the kids - to land is everything. Upstairs converges on a sunbathed street-facing relaxation zone with balcony doors flung wide, well distanced from the indulgent rear master wing granting two separate walk-in closets, and a luxe couple's ensuite.

Two more sunny upstairs bedroom tip the lofty ceilings with full-height robes, complementing the shared family bathroom's own warm luxe.

And from both a luxury and lifestyle perspective from a statement design in a star-studded location, you'll want for nothing.

For Firlie Plaza and Newton Village retail, for the healthy foothill's strides the Woodforde and Morialta trails promise, to reputable schools around you including Rostrevor and Morialta Secondary Colleges, Magill School, and a swift city descent via Magill Road.

Exceed the family's highest demands.

Beautifully crafted & brand new:

Dual side-by-side garage with secure internal entry

Guest/2nd master bedroom on main level features a WIR & 2-way ensuite

Upstairs parent's wing offering dual WIRs & a luxe ensuite

Open plan rear living/family with all-seasons alfresco flow

Striking feature kitchen with waterfall stone island & WIP

Upstairs 2nd living zone drawn to a glazed balcony

Ducted climate comfort

Quality designer fixtures & fittings

Fully established gardens

A short walk to Daly Oval & The Gums Reserve

Close to tranquil hiking trails
St. Bernards Road gourmet & transport options
Approx 700m to zoned Morialta Secondary College
Enrolment may apply for Magill & Stradbroke Schools
Less than 10kms to the CBD...

Specifications:

CT / 6269/111

Council / Campbelltown

Zoning / GN

Built / 2024

Land / 351m2 (approx)

Council Rates / \$1725.25pa

Emergency Services Levy / \$149.90pa

SA Water / \$185.90pq

Estimated rental assessment: \$875 - \$950 p/w (Written rental assessment can be provided upon request)

Nearby Schools / Morialta Secondary College

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