

**16 Olive Street, Magill, SA, 5072**

**HARRIS**

**House For Sale**

Wednesday, 20 November 2024

16 Olive Street, Magill, SA, 5072

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## Lofty Contemporary Haven Hits the Mark in Magill

Sweetly positioned beneath Morialta Conservation Park and within arm's reach to exclusive schools and vibrant shopping hubs, 16 Olive Street has been beautifully refurbished inside and out, revealing not only its wonderfully versatile footprint but also showcasing this lofty, architectural base picture-perfect for couples, downsizers, and even established families.

Behind a double-door entry, discover stunning raked and rafted ceilings soaring above a free-flowing floorplan where the light-filled lounge, open-air study, stone-topped kitchen and dining converge for one seamless entertaining space. Whether you're wining and dining friends or keeping a close eye on the kids, this spacious foodie's zone lets you handle it all with elegant ease, before winter nights invite post-dinner retreats to the cosy lounge or step outside to a sweeping verandah and embrace Spring and Summer season alfresco bliss.

With a second living zone opening to a sunny private yard, the imagination will quickly envision the addition of an inspiring master bedroom with all the space and scope for stylish ensuite (STCC). A privilege much more than necessity, this delightful haven still boasts a comfortable 3-bedroom base, where glossy floating floors give way to plush carpets, and where the generous master enjoys ensuite access to the family 3-way bathroom.

A private kid- and pet-friendly backyard complete with a couple of veggie gardens ready to sow, as well as sizable garage that sees the secure drive-through carport enable a variety of workshop uses encapsulates this home's pockets of space and understated magic.

Every bit an idyllic address to settle straight into with no need to lift a finger, and seizing such sought-after eastern suburbs appeal that puts plenty of lifestyle options right at your fingertips from a stone's throw to Magill Primary, Morialta Secondary and Rostrevor College, endless weekend adventure waiting within the scenic Foothills, and a bee-line to Firlle Plaza, iconic Parade Norwood, and CBD just beyond this is an entry into Magill's borders you don't want to miss!

Features you'll love:

- Beautiful pitched and raked ceilings throughout with feature pendants and lots of natural light
- Lovely lounge with plantation shutters extending to an inspiring study nook
- Modern kitchen with sweeping stone bench tops and breakfast bar, subway tile splashback, abundant cabinetry, and stainless appliances, including Bosch dishwasher
- Private second living zone adding great versatility, as well as potential to renovate and expand a decadent master (subject to council conditions)
- Stellar outdoor alfresco entertaining stretching beneath a pitched verandah
- Generous main bedroom featuring ceiling fan, plush carpets, BIRs and ensuite access to main bathroom
- 2 additional ample-sized bedrooms, both with soft carpets, ceiling fans and one with handy BIRs
- Large laundry with storage, powerful split-system AC in main living
- 2 private yards, one front and one back, both with neat lawns and low maintenance
- Secure carport with auto roller door with drive-through capacity to the sizeable garage/workshop

Location highlights:

- Fantastic reach to Magill Primary, Norwood International (zoned), Morialta Secondary, Rostrevor College and University of SA all a brisk walk from your front door
- A stone's throw to Morialta Conservation Park dishing up your daily dose of nature with weekend walks, hikes or just playing at the Nature Space
- Around the corner from Magill Road's redeveloped strip of shops for all your cafés, quick eats and household essentials
- Just 6-minutes to both the vibrant Newton Central and bustling Firlle Plaza for more stellar shopping options
- Under 10-minutes to the Parade Norwood and zip to the CBD in 15!

Specifications:

CT / 5331/813

Council / Campbelltown

Zoning / GN

Built / 1974

Land / 586m2 (approx)

Frontage / 18.29m

Council Rates / \$1,929pa

Emergency Services Levy / \$167.25pa

SA Water / \$204.56pq

Estimated rental assessment /\$620 to \$650 per week/ Written rental assessment can be provided upon request

Zoned school / Norwood International H.S

Nearby Schools / East Torrens P.S, Thorndon Park P.S

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