

1E Colton Avenue, Magill, SA, 5072



House For Sale

Thursday, 14 November 2024

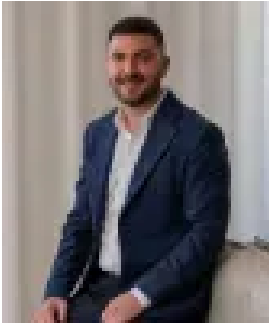
1E Colton Avenue, Magill, SA, 5072

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



Antony Ruggiero



Michael Viscariello

Hi, I'm Simply Elegant

Say hello to your next home a beautifully designed four-bedroom residence that seamlessly blends practicality with modern elegance, perfect for today's family living.

This brand new build, constructed by Lofty Building Group, offers all the benefits to first home buyers with Stamp Duty relief available as well as the FHOG.

Step inside and be drawn to the heart of the home: a bright, open-plan living area centered around a sleek, modern kitchen. Equipped with quality appliances, including a gas stovetop, oven, Smeg dishwasher, and stone benchtops, it also features a window backsplash for natural light and a separate butler's kitchen for added convenience. The spacious living area flows effortlessly through extra-wide glass sliding doors to an alfresco space ideal for summer barbecues or relaxing afternoons.

Guests will appreciate the privacy of a downstairs guest room with its own ensuite and built-in robe. Upstairs, a cosy living area provides additional family space. Each bedroom is thoughtfully designed with plush carpets and built-in robes. The master suite stands out with an ensuite and mirrored robe, while the remaining bedrooms have easy access to a stylish main bathroom featuring floor-to-ceiling tiles, a built-in bath, and a separate toilet for ultimate convenience.

Perfectly positioned near all essential amenities, this home is just minutes from Firlie Supermarket, specialty shops, and public transport on St Bernards Road. Local schools, including Magill School, Norwood International High School, Morialta Secondary College, The University of South Australia, Magill Campus, are within easy reach. Enjoy the outdoors at The Gums Reserve, local sporting clubs, and scenic walking trails. Everything you need just within reach!

Check me out:

- Modern and contemporary four bedroom home
- Open-plan living area centered around a sleek, modern kitchen
- Quality appliances, including a stainless steel gas stovetop, oven, SMEG dishwasher, and stone bench tops, glass window backsplash
- Separate butler's pantry
- Living and dining areas seamlessly extend to a covered alfresco, offering an expansive space perfect for entertaining
- Dedicated powder room for guests
- Guest room to the ground floor with an ensuite bathroom
- Laundry room with ample storage and external and internal access
- Second living room upstairs for family entertainment
- Master suite with an ensuite and mirrored built in robe
- Each bedroom designed with plush carpets and built-in robes
- Main bathroom featuring floor-to-ceiling tiles, built-in bath, and a separate toilet
- Two car garage with internal access and additional parking for up to 2 cars in the driveway.
- And so much more

Specifications:

CT // 6269/222

Built // 2023

Land // 241 sqm*

Home // 247 sqm*

Council // City of Campbelltown

Nearby Schools // Magill School, Norwood International High School, Morialta Secondary College, The University of South Australia, Magill Campus

On behalf of Eclipse Real Estate Group, we try our absolute best to obtain the correct information for this advertisement.

The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent advice if they wish to proceed.

Should this property be scheduled for auction, the Vendor's Statement may be inspected at The Eclipse Office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

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