

**2/1 Barnes Avenue, Magill, SA 5072**



**Unit For Sale**

Tuesday, 10 September 2024

2/1 Barnes Avenue, Magill, SA 5072

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 118 m2**

**Type: Unit**



Christine Holowiecki



Harsh Bawa

**Auction: 28/09/2024 @ 10:30am (USP)**

Nestled in a tranquil group of four, this charming single-storey unit in Magill offers the perfect blend of comfort and convenience. From the moment you step inside the light-filled lounge, you'll be captivated by the welcoming ambiance created by the natural light and downlights. The timeless floorboards and neutral tones throughout create a versatile backdrop, inviting you to add your personal touch. The heart of this home lies in its open-plan dining and kitchen area. With ample storage, a well-positioned alcove for your fridge, and a kitchen equipped with modern conveniences, including a gas cooktop, oven, rangehood, and dishwasher, you'll find everything you need for effortless living. The split system A/C ensures comfort year-round, making this space as functional as it is stylish. Both bedrooms are designed with relaxation in mind, featuring built-in robes, ceiling fans, and the master offering the added comfort of a split system A/C unit. The centrally located bathroom is well-appointed with a shower, bath, vanity, and toilet, catering to all your needs. A separate laundry with rear access adds practicality, with the potential to enhance with additional cabinetry if desired. Outside, the private courtyard offers a serene spot to unwind with a morning coffee, while the well-maintained front common garden area provides a lovely green space with off-street parking for one vehicle under the carport. For those who prefer public transport, convenient options are just a short walk away, making this property ideal for those seeking a connected, low-maintenance lifestyle. Magill is renowned for its proximity to the Adelaide CBD, approximately 10 minutes away, and a plethora of shopping and dining options, including Firlle Plaza and the vibrant Norwood Parade. Families will appreciate the range of nearby educational institutions, from Jescott Montessori Preschool to Norwood International High School and prestigious colleges like Pembroke and Loreto. Whether you're a first home buyer, a professional, an investor, or a retiree, this delightful unit offers an unbeatable opportunity to secure a slice of this sought-after lifestyle. Don't miss your chance to view this exceptional property— it's sure to be snapped up quickly! For further information about this listing, please contact: Christine Holowiecki on 0422 399 943 or Harsh Bawa on 0407 676 267. Note: when making a property enquiry please ensure that you provide a daytime phone number so that we can respond to you promptly. Follow Keeping It Realty on Facebook (@keepingitrealtyadelaide) and be the first to know about property updates and off-market listings. Have access to other great market and agency content as well as updates on recent sales. No liability for any error or omission in this advertisement is accepted by the agent or the vendor. It is not intended that prospective purchasers would rely exclusively on this advertisement or any other information provided by 3rd parties to confirm the details of the property or land listed. Confirmation of property or land details should be sourced via direct enquiry to the agent or through review of the completed Form 1 Vendor Statement which contains the Certificate of Title and local government details. RLA # 268816