

6 Gava Street, Magill, SA, 5072

HARRIS

House For Sale

Thursday, 24 October 2024

6 Gava Street, Magill, SA, 5072

Bedrooms: 4

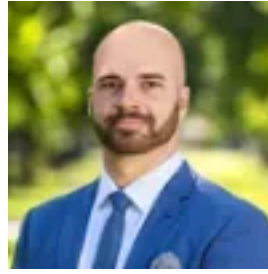
Bathrooms: 1

Parkings: 2

Type: House



Scott Moon



Troy Law

Moments from every Magill amenity; a remodel away from family magic.

Best offers by 1:00pm Tuesday 12th November (unless sold prior)

Magic always starts somewhere, and a solid, honest c1960s conventional home is one of the best ways forward when it edges every Magill shopping, school and leisure precinct favoured by families.

Perhaps it's the Torrens titled 582m2 parcel you're here for, on a no-through road cornered by Arthur Street and St Bernard's Road, or maybe it's the basic 4-bedroom home – simply comprising a main lounge, separate eat-in kitchen, original bathroom and private rear patio off the laundry - that'll earn you substantial income while you decide.

Of the four carpeted bedrooms, two offer built-ins and ceiling fans, and each reach out to the family bathroom; garden maintenance is low, which makes its improvement potential, high.

Every dollar spent will be a move in right direction.

With the ever-sought essentials on hand including Morialta Reserve, Rostrevor College, the Uni SA Magill Campus and zoned Magill School, look around for The Gums Reserve, Daly Oval, and Magill or Glynburn Road retail, and looking up has never offered so much lifestyle.

The next move is yours. Make magic happen.

Start afresh or restyle to suit:

- Level, Torrens titled 582m2 (approx.) allotment
- c1965 conventional family home - rebuild or remodel (STCC)
- 4 versatile bedrooms – 2 with ceiling fans, 2 with BIRs
- Side by side dual carport + an attached 4m x 5m (approx.) iron garage
- Upgraded all-weather patio & pergola
- Original bathroom with separate WC off the laundry
- In easy reach of St. Bernards Road for transport & groceries
- Zoning for Magill School & Morialta Secondary College – 700m away
- A 3-minute drive to Magill Road cafes
- Approx. 9kms from the CBD
- Tenanted until the 24th February, 2025 @ \$550pw

Specifications:

CT / 5804/708

Council / Campbelltown

Zoning / GN

Built / 1965

Land / 582m2(approx.)

Frontage / 24.06m

Council Rates / \$1950.25pa

Emergency Services Levy / \$162.90pa

SA Water / \$199.89pq

Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / Magill School, Morialta Secondary College, Rostrevor College

Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a

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