

7 Alton Avenue, Magill, SA, 5072

HARRIS

House For Sale

Sunday, 3 November 2024

7 Alton Avenue, Magill, SA, 5072

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



Clinton Nguyen

Magic in Magill: Faultless Family Living, Renovated & Refurbished to Perfection

Flawlessly renovated beyond its already expansive and refurbished 4-bedroom footprint, 7 Alton Avenue a classic Basket Range mid-century stunner spilling with natural light across a sweeping interior of exceptional entertaining potential capitalises every inch of its coveted 828sqm parcel, and is the picture-perfect family haven clinching consummate size and space.

Claiming an all-important north-facing backyard where lush sunbathed lawns and leafy feature-tree-framing captures an incredible backdrop to the spectacular open-plan indoor-outdoor living. With two walls of stacking glass doors pulling back to create a magical alfresco flow, embrace Spring and Summer without reservation, and experience unrivalled fresh air brunching to evening wining and dining of inspired culinary triumphs.

Whether you're whipping up something scrumptious inside, or turning up the heat in your bespoke woodfire pizza oven hosting friends and family reaches a whole new level of finesse here. A pleasure to cook and keep company, the fully redesigned gourmet kitchen sparkles with all-white stone bench tops, crisp cabinetry and appliances, while honey-toned hardwood floors character warmth to the otherwise gleaming interior of this seamlessly connected lounge, dining and family living zones.

Heads of the household will find all the modern peace and privacy with a luxe ensuite for daily routines, while 3 more bright and airy bedrooms are cushioned by two complete bathrooms, the main delivering dual-vanity convenience, sumptuous free-standing bath and full-height honeycomb statement tiling. Along with a bill-busting solar system, zone ducted AC for year-round climate comfort at the touch of a button, and double carport crowning this widerset and manicured frontage such supreme mid-century makeovers are rarely executed to this calibre.

You'll also find stellar access to elite public and private schools, popular local parks, playgrounds and a stone's throw to the scenic Morialta Conservation Park, while vibrant shopping precincts are in high supply, giving you peace of mind to plant your feet for the brightest of futures.

Features you'll love:

- Light-spilling open-plan lounge with bi-folding doors revealing impeccable outdoor entertaining
- Stone-topped designer kitchen featuring wide island breakfast bar, abundant cabinetry, WIP, dual in-wall ovens, and all-white appliances
- Lovely adjoining formal lounge and dining, perfect for quality downtime with the kids
- Beautiful master bedroom featuring BIRs and luxe ensuite
- 3 additional ample-sized bedrooms, all with BIRs
- 2 additional gleaming bathrooms with designer finish and fixtures
- Family-friendly laundry with storage and adjoining WC
- Solar system for lower energy bills and powerful ducted AC
- Stunning outdoor entertaining area with striking pitched pergola and custom woodfire oven
- Sunny and sweeping backyard of kid and pet-friendly lawns, leafy established feature trees and kids' cubby house
- Handy garden shed, gated carport and double carport at entry

Location highlights:

- Zoned for East Torrens Primary and next door to St Joseph's, as well as walking distance to Morialta Secondary and Rostrevor College
- Moments to Romeo's Foodland and St Bernards Fruit & Veg for all your daily essentials
- A quick zip to Magill Road's redeveloped strip, Newton Central & Target, bustling Firlie Plaza & Kmart, and the iconic Parade Norwood for endless options to shop and socialise
- Just 12-minutes to Adelaide CBD by way of car or bus

Specifications:

CT / 5671/761

Council / Campbelltown

Zoning / GN

Built / 1966

Land / 828m2 (approx)

Frontage / 17.37m

Council Rates / \$3,250.50pa

Emergency Services Levy / \$232.20pa

SA Water / \$280.75pq

Estimated rental assessment / \$920 to \$970 per week / Written rental assessment can be provided upon request

Nearby Schools / East Torrens P.S, Morialta Secondary College

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