

# 9a Russell Street, Magill, SA 5072

## House For Sale

Thursday, 9 January 2025

9a Russell Street, Magill, SA 5072

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 363 m2

Type: House



Steve Alexander

0411755985

## Offers Close: Tuesday, 28 January 2025

Located on the elevated side of a peaceful street, this beautifully presented home, built in 2018, offers the perfect combination of modern elegance, spaciousness, and functionality. With its neutral-toned décor, timber flooring, and ample natural light, the design is thoughtfully crafted to meet the needs of your family's lifestyle. Upon entering, you are greeted by a wide hallway, high ceilings, and timber floors that create an immediate sense of elegance. At the rear of the home, the open-plan kitchen, dining and living areas offer a warm and inviting space for everyday living and entertaining. This space is highlighted by a cozy gas fireplace, expansive glass doors, and windows that frame the view of the undercover entertaining area and landscaped gardens. The kitchen is a chef's dream, featuring a long island bench with elegant stone benchtops, sleek gloss cabinetry and quality appliances, including a 900mm Westinghouse oven, gas cooktop and Asko dishwasher. The adjoining butler's pantry offers further functionality with a double sink, microwave recess, extensive storage, and additional bench space, making it perfect for meal preparation. The ground floor offers a versatile central office with custom cabinetry, a built-in desk and ample storage space. The well-equipped laundry features generous storage, while a conveniently located powder room is nearby. The upstairs area features a versatile second living space that can function as a family retreat or convert into a fourth bedroom. Bedroom 2 is well-appointed, with a walk-in robe and a ceiling fan. Bedroom 3 features built-in robes and a ceiling fan. The centrally located family bathroom offers luxury with floor-to-ceiling tiles, a floating stone top vanity, and a separate bath and shower. Towards the back, the main suite provides a private retreat featuring a custom walk-in robe and ensuite. The ensuite includes a spacious shower, a double stone-top floating vanity, a large mirror, and a separate toilet for added convenience.

**Property features:**

- Timber floors throughout
- Designer kitchen with stone benchtops and butler's pantry
- Versatile upstairs second living area or fourth bedroom
- Ducted reverse-cycle air conditioning
- Ceiling fans throughout
- Feature gas fireplace
- Undercover outdoor entertaining area with ceiling fans
- Under-stair storage
- Lock-up double garage with secure internal access
- Monitored security system and intercom (with controls on both levels)
- Landscaped, low-maintenance gardens

**Location features:**

- Zoned to Magill Primary and Norwood International High Schools
- Catchment for Magill Kindergarten
- Close to prestigious private schools - St Joseph's School Hectorville, Rostrevor College, St Peters Girls College and Pembroke College
- Nearby University of Adelaide Magill campus
- Easy access to Adelaide CBD via Magill Road
- Local dining options: Amigo's Café & Pizzeria, Hibernia Café & Baan Thai
- Shopping conveniences: Romeo's Foodland, Coles & Kmart Firlé
- Proximity to Morialta Conservation Park and Nature Playground

This thoughtfully designed home offers the ultimate blend of convenience, style and functionality in one of the eastern suburbs' most desirable locations.

**Property Information:** Title Reference Volume 6177 Folio 476 City of Campbelltown Council Rates \$2750.40 pa ES Levy \$209.25 pa SA Water \$249.65 pq