



Stylish Living, Modern Comforts, and Pet-Friendly Bliss Await!



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## 1/30 Magdalene Terrace, Pasadena

Sold for \$500,000 (Feb 23, 2024)

THIS PROPERTY IS CURRENTLY UNDER CONTRACT AWAITING CONDITIONS TO BE MET.

Embark on a new chapter of modern living with this impeccably rejuvenated homette nestled in a charming trio of residences at 1/30 Magdalene Terrace, Pasadena.

Indulge in the following indoor luxuries:

- A pristine 2-pac kitchen boasting soft-close doors for an enduring touch of elegance.
- Extensive renovations include new plumbing, tiling, wiring, sink, and granite stone benchtops, ensuring years of seamless functionality.
- A four-burner oven stove paired with a new, powerful rangehood for culinary enthusiasts.
- Freshly painted walls complemented by new floating flooring throughout the entire home.
- A completely revamped bathroom-laundry combo, featuring modern amenities such as a stylish vanity, shower, toilet, laundry sink, exhaust fan, and mirror cabinet.
- Enhanced comfort with new curtains & carpets in bedrooms, new floating floor in lounge

Property ID: L24455715

Property Type: Unit

Carports: 1

Land Area: 276.0 sqm

**Brett Trimboli**

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room

- The lounge room is equipped with split-system air conditioning, and captures the invigorating morning sunshine.

Step into outdoor bliss with the following features:

- Brand-new front and rear doorsteps, ensuring easy and reliable access.
- A private, gated high-fenced yard adorned with lush, soft lawn, being your exclusive haven for sunny breakfasts, shaded afternoon reading, and wine-infused dinner parties.
- Freshly painted eaves and quality guttering for a polished exterior.
- Pressure-cleaned concrete surfaces for a consistently fresh appearance.
- A convenient tool-shed for garden storage.
- Private and low-maintenance clothesline space right at your backdoor.

This self-managed strata property stands out with its absence of pesky quarterly fees, offering a straightforward annual insurance arrangement. Enjoy hassle free parking with a short walk to the carport or convenient on-street parking.

Invest in a lifestyle of low maintenance and private space living, where the indoors and outdoors seamlessly blend in modern freshness. NBN availability ensures connectivity, and the local Cashel St bus is just minutes away. Revel in the proximity of Pasadena Community Centre, St Mary's Street Reserve, Thurles Street Reserve and Playground, Green Leaves Early Learning, and the renowned Pasadena Shopping Centre.

Perfectly suited for singles, couples, small families, retirees, and pet owners, this rebirthed homette invites you to experience a harmonious blend of comfort and style. Secure your slice of contemporary paradise today!

Council: City of Mitcham

Council Rates: \$1,297.10 per annum

SA Water: \$153.70 per quarter

ESL: \$93.80 per annum

Strata Fees: None

Yearly insurance approx \$500

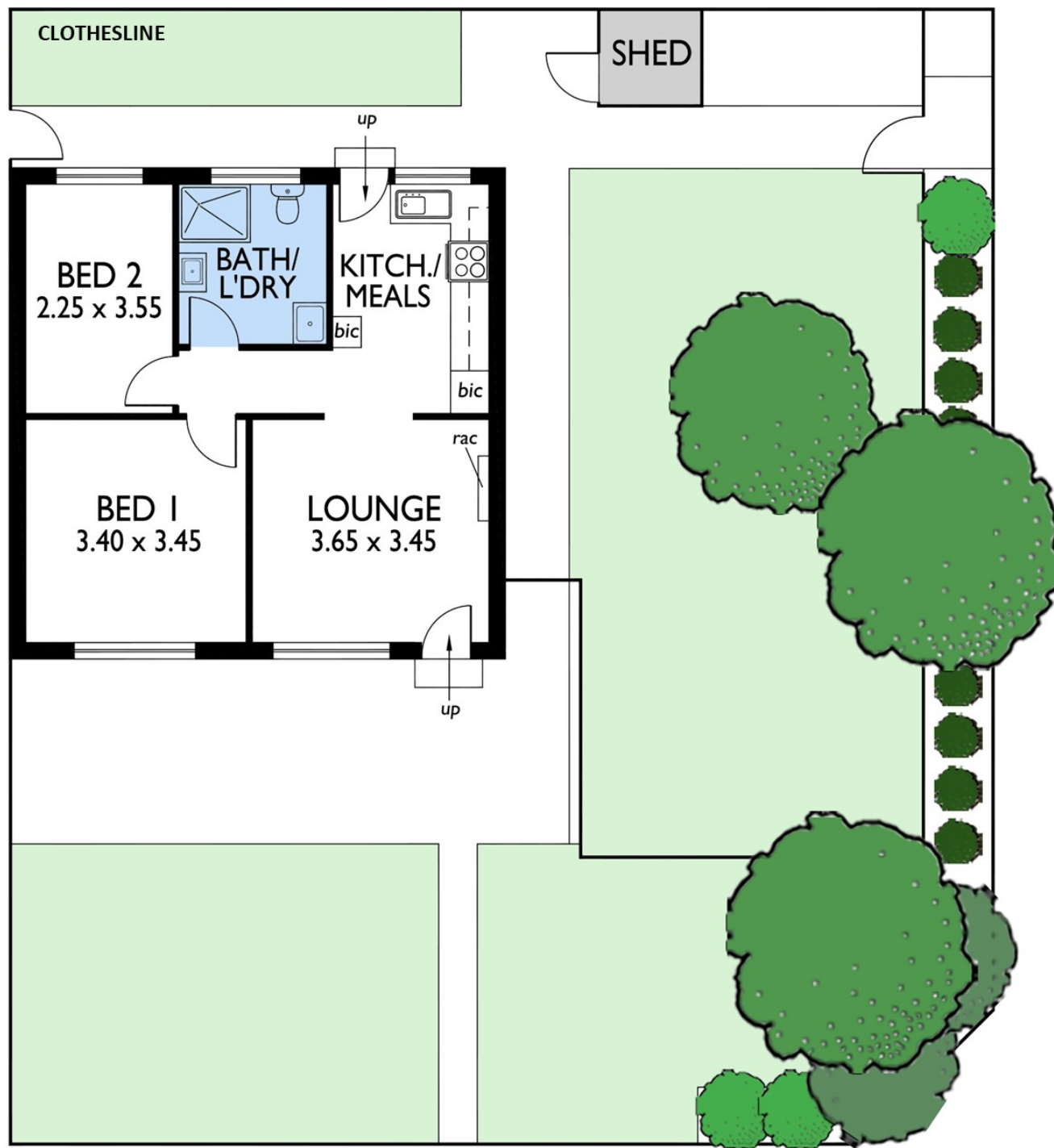
Living Area: 57 sqm (approx)

Year Built: 1973

Zoning: Suburban Neighbourhood (SN)

Rental Appraisal: \$470 pw (approx)

NB: Kindly note that select images used within our promotional content have undergone staging processes, showcasing possible arrangements and aesthetics within the property.



← **CARPORT**

AREA (Estimate only)	
LIVING:	56.92m
TOTAL:	56.92m

**SITE PLAN**  
(NOT TO SCALE)

This drawing is for illustration purposes only. All measurements are approximate only and information intended to be relied upon should be independently verified. While every effort has been made to verify the correct details in this drawing, neither the agent, vendor or illustrator accept responsibility for any errors, omissions or wrongful inclusions.