



Charming 3-Bedroom Residence in Magill: Your Ideal Home Awaits



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131 Shakespeare Avenue, Magill

Sold for \$830,000 (Jul 02, 2024)

Welcome to 131 Shakespeare Avenue, located in the highly sought-after suburb of Magill, one of the most preferred destinations in Eastern suburbs. This property is conveniently located close to all essential amenities, including excellent local schools, bustling shopping centres, picturesque parks, and convenient public transport options. It presents the perfect opportunity for first-home buyers, families, or investors.

Home Features:

- This home is designed for modern living and boasts a well-planned layout. It consists of 3 spacious bedrooms, each featuring expansive built-in robes for ample storage.
- The contemporary kitchen is a standout feature, with plenty of storage space, a convenient walk-in pantry, and sleek stainless-steel appliances.
- The open-plan living area seamlessly connects to the covered outdoor entertainment space, making it perfect for hosting gatherings or relaxing outside.
- This property boasts high-quality fixtures and fittings in the wet areas, which add both functionality and style to the space. The front of the property is equipped with roller shutters, and premium floorboards are installed throughout the bedrooms and living areas.

Property ID: L26745851

Property Type: House

Carports: 1

Open Parking: 1

Land Area: 266.0 sqm

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- To keep you comfortable throughout the year, there is reverse-cycle ducted air conditioning.
- The carport is drive-through, allowing for easy access to the backyard, which is fully enclosed for privacy and security.
- 1.75 KW Solar system and Rainwater Tank
- The home is located conveniently within walking distance of some of the well-established educational institutions like the University of South Australia Magill Campus, Morialta Secondary College, Rostrevor College, and zoned for Magill Primary School and Norwood International High School from Year 9 to Year 12.
- The Glynburn Plaza and Firlie Shopping Centre are the nearby shopping destinations, with various specialty shops present along Magill Rd. You can quickly access shops, restaurants, cafes, and parks. The city is just a 7km drive away.

Property Details:

- CT: 6150 / 734
- Council: City of Campbelltown
- Built: 2015
- Land: 266 m²
- Build: 117 m²
- Council Rates: \$ TBA p.a. (Approx.)
- Water Rates: \$ TBA p.q. (Approx.)
- ESL: \$ TBA p.a. (Approx.)

Don't miss out on this must-see property for sale. This home is perfect if you're looking for a low-maintenance lifestyle. Contact us today to schedule a viewing and make an offer before it's too late.

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