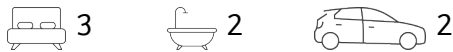




Spacious, Stylish & Superb Family Living in Magill



106A Arthur Street, Magill

Sold for \$1,128,000 (Sep 08, 2025)

Under contract by Jacky Yang!

This beautifully designed two-storey Torrens Title residence offers generous proportions, multiple living zones, and a flexible layout that perfectly suits growing families, professionals, or investors seeking quality and convenience in the heart of Magill.

Key Features You'll Love:

Flexible floor plan with two generous living areas – ideal for growing families or working from home

Light-filled internal courtyard and a rear courtyard with paved alfresco under the main roof

Entry opens into a spacious formal lounge with engineered timber flooring

At the heart of the home: a generous open-plan kitchen, dining & second living area with double doors leading to the backyard

Kitchen highlights: Black granite benchtops, gas cooktop, dishwasher, and ample cabinetry

Property ID:	L35718425
Property Type:	House
Garages:	1
Open Parking:	1
Land Area:	360.0 sqm

Jacky Yang  
0425251113  
jacky.yang@unley.rh.com.au

#### Upstairs:

Main bedroom with private balcony, built-in robes, and ensuite

Two additional bedrooms, both with built-in robes

Central main bathroom + dedicated study nook

Downstairs guest powder room and separate laundry with side access

Ducted reverse cycle air-conditioning throughout

Single remote garage with internal access and drive-through roller door to backyard

Off-street parking for an additional vehicle

Solid brick construction with proper cement render

3.3kW solar system for energy savings

Low-maintenance courtyard garden – ideal for relaxed outdoor entertaining

#### Location Highlights:

Zoned for Magill Primary School and close to Rostrevor College; Zoned for Morialta Secondary College (Years 7-9) and Norwood International High School (Years 10-12)

Walkable access to Firlie Plaza, specialty shops, parks, and playgrounds

Moments to UniSA Magill Campus – perfect for staff, students or investors

Quick commute to The Parade, Norwood, Burnside Village, and Adelaide CBD

Easy access to public transport – a bus stop is nearby for a smooth city connection

This is a warm and welcoming home with outstanding flexibility and zoned for some of the East's most in-demand schools. Whether you're upsizing, downsizing, investing or buying your first home, 106A Arthur Street offers a rare mix of comfort, location, and lifestyle.

\*Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and is advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.