

**3/57 Barnes Ave, Magill, SA 5072****Sold - 31/05/2021**Unit 2  1  1 

## Superbly Presented and Conveniently Located

Ideally located in Magill -- one of Adelaide's prime residential suburbs with consistent solid growth, this property is perfect for first-time home buyer or investor. Situated in the quaint Barnes Avenue and is adjacent to Kensington Gardens, the unit is within easy reach to popular schools such as Norwood Morialta High School (5-min walk), Magill primary school and St Joseph's Memorial School.

### Open for Inspection

By Appointment.

The property boasts 2 bedrooms, both of good proportion, served by split system air-con and ceiling fans with built-in robes. The bathroom, complete with vanity, bath, and shower alcove -- with a separate toilet for added convenience.

A spacious light-filled lounge provides a great spot to relax and watch the telly, while a combined kitchen/meals area offers that valuable 2nd living area.

The northerly aspect backyard features a paved, undercover entertaining area with sprinkler system - a perfect setting for a morning coffee, or entertaining friends through the weekends and warm summer evenings.

The lock-up garage and a 2nd carpark space provide additional security.

A short drive to Romeo's Foodland, Coles and Kmart Firl, ALDI Kensington Park, and a range of social and sporting clubs, Magill is a wonderfully convenient place to live in the heart of the coveted, north-eastern city suburbs.

### Features include:

- 2 bedrooms with built-in robe
- Polished floorboards
- Split system air-conditioning
- Separate lounge with picture windows, separate dining
- Separate laundry with rear courtyard access
- North facing private rear courtyard for alfresco dining
- One garage plus one additional car space
- Close to shops, schools and transport in the Burnside Council zone

### Listed By

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