



3 Generations of success

MAGILL

8b Homes Avenue



BEST OFFER

3 Bed | 2 Bath



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BEVAN BRUSE
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STYLISH & SPACIOUS

Single level home in a beautiful tree lined street. 2 large living rooms.

Buyers who are looking for a single level home with extra large living rooms will appreciate this lovely family home. Designed to maximise the natural light and has a great feel.

Homes Avenue is a lovely street set in the preferred high side of Magill with many parks and peaceful walking trails close by. A fantastic environment to live a healthy life with your family.

TORRENS TITLE HOME ON 376M2 OF LAND.

3M HIGH CEILINGS IN THE MAIN LIVING ROOM.

2 SEPARATE AND GENEROUS LIVING ROOMS.

The hub of the home is the open plan living and meals area that enjoys a lovely outlook over, and flows seamlessly out to, the easy-care outdoor courtyard areas. Adjacent is the attractive kitchen with new appliances. The second living area is also very spacious of which is rare to find in homes today. A great room with many options. Formal living, children's retreat, cinema room and so on. The choice is yours.

3 bedrooms, 2 bathrooms.

Main bedroom suite complete with a luxurious ensuite bathroom and walk in robe. Bedroom 2 & 3 both with built in robes and are adjacent the 3-way main bathroom facility designed to suit busy families.

2 large courtyard areas and a fully paved lower section to the backyard area. Perfect for the kids to play and a great space to start a beautiful garden hobby.

Just repainted throughout.

New oven & cooktop.

Ducted reverse cycle air-conditioning.

New LED down lights.

Lovely tiled floors.

New Carpet.

Lock up garage.

Floor to ceiling tiling to bathrooms.

Separate Torrens Title home.

We look forward to seeing you at one of the advertised open inspections. Don't miss out as this home will sell quickly.

PROPERTY INFORMATION

- ▶ **Certificate of Title**
Volume 6004 Folio 414
- ▶ **Council**
City of Campbelltown
- ▶ **Council Rates**
\$2167.45 pa (approx.)
- ▶ **SA Water Rates**
\$225.38 per qtr (approx.)
- ▶ **Emergency Services Levy**
\$180.75 pa (approx.)
- ▶ **Year Built**
1998
- ▶ **School Zoning**
Magill Primary School
Norwood International High School



PROPERTY LINK

LETTER OF OFFER

[FILL OUT YOUR LETTER OF OFFER ONLINE](https://www.bruse.com.au/buying/letter-of-offer)
[WWW.BRUSE.COM.AU > BUYING > LETTER OF OFFER](https://www.bruse.com.au/buying/letter-of-offer)



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