



45 Jervois Avenue Magill, SA



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Modern magic in Magill.

Other features include ducted reverse cycle air-conditioning throughout with a unit for upstairs, auto-door double garage, an additional space with separate entrance for a boat or caravan!

Superbly located near all the amazing shops, restaurants and cafes on Magill Road and so close to the city! What an amazing opportunity to purchase one of Magill's finest residences.

Council rates: \$2,911.95 pa

Water rates: \$305.22 pq

ES Levy: \$532.75 pa

Year Built: 2012

All information provided (including but not limited to the property's land size, floor plan and floor size, building age and general property description) has been obtained from sources deemed reliable, however, we cannot guarantee the information is accurate and we accept no liability for any errors or oversights. Interested parties should make their own enquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement can be inspected at our office for 3 consecutive business days prior to the auction and at the auction for 30 minutes before it starts.

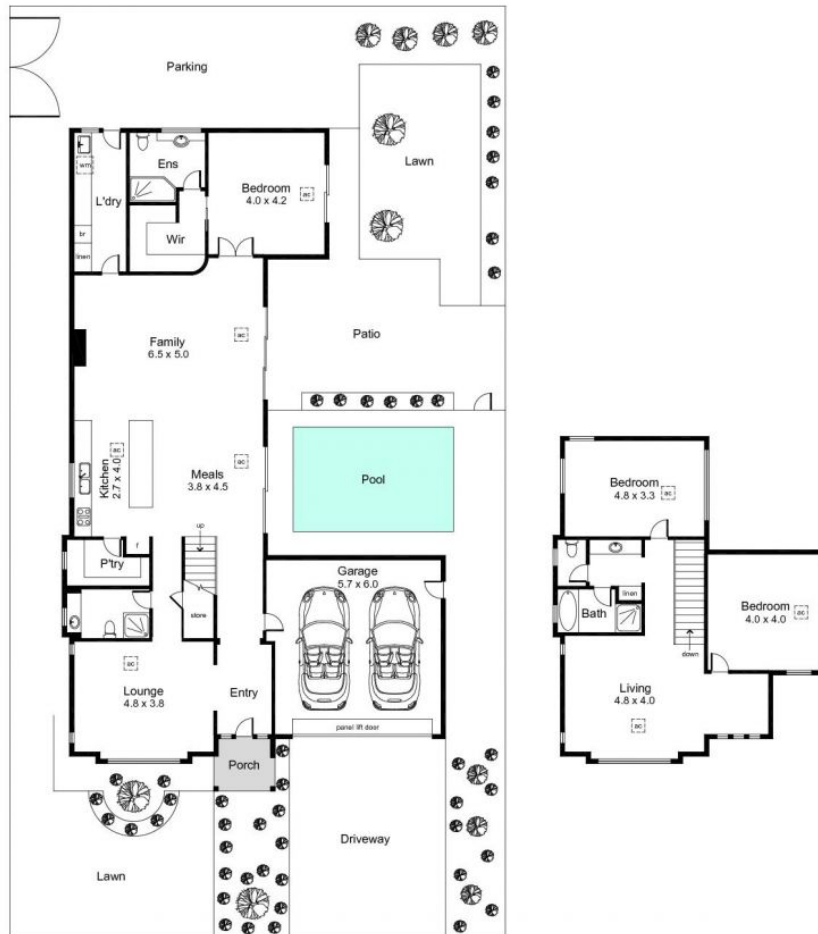
Price: SOLD - FOX



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Area (Estimate only)	
Lower Living	148.7 m ²
Upper Living	74.1 m ²
Garage	35.0 m ²
Porch	3.7 m ²
Total	261.5 m ²

For illustrative purposes only. All measurements are approximate