

# MAGAIN



## 20 Gladstone Avenue MAGILL SA

4 1 2

Oozing charm and character this attractively presented home is superbly located within walking distance to Magill Campus, the Magill Shopping Village and transport into the city. Only a short distance from the CBD this appealing property comprises 3 bedrooms + formal lounge room or potential 4th bedroom, stunning polished Baltic floorboards & feature fireplaces, generous tiled open plan family room leading to the undercover outdoor entertaining area, reverse cycle split system air conditioning, modern kitchen & upgraded heritage style bathroom with claw bath, attractive gardens, storage shed and double length carport.

Situated in this highly sought after part of Magill you'll be proud to call this one home.

**Type** : House  
**Land Size** : 444 sqm  
**View** : <https://www.magain.com.au/property/20-gladstone-avenue-magill-sa/8435362>

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Area	M <sup>2</sup>
Living	145.50
Carport	20.48
Verandah	30.29
<b>Total</b>	<b>196.27</b>

