



### 40B Eton Avenue Magill SA

3 2 2

Nestled in the heart of charming Magill, this Torrens Title home offers an exceptional living experience that redefines modern comfort and style. Boasting a double garage, and a unique layout with the main bedroom conveniently located on the lower level, this property is designed to meet the demands of today's homeowners.

Upon stepping inside, you'll immediately notice the high-quality craftsmanship and attention to detail. This home offers a separate living area upon entering, providing a flexible space for relaxation, entertaining, or even as a formal dining room. The versatile layout ensures that you can create the perfect ambiance for any occasion. The Caesar stone kitchen bench tops, adorned with pendant lights, create a stylish focal point in the open plan living and dining area.

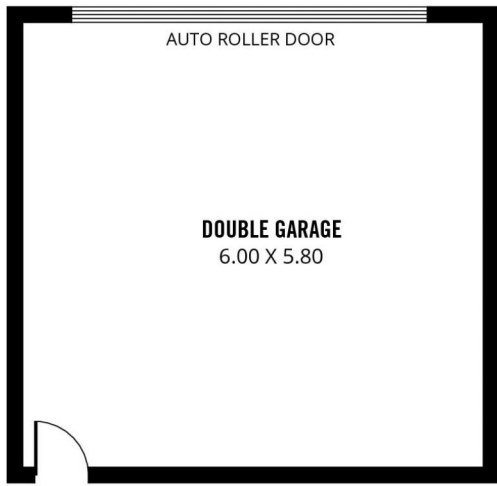
**Price** : \$ 879,000  
**Land Size** : 266 sqm  
**View** : <https://www.sinova.com.au/sale/sa/eastern-suburbs/magill/residential/house/7807684>



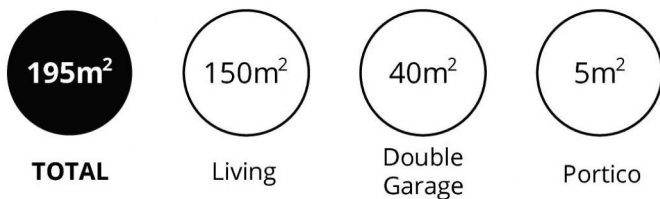
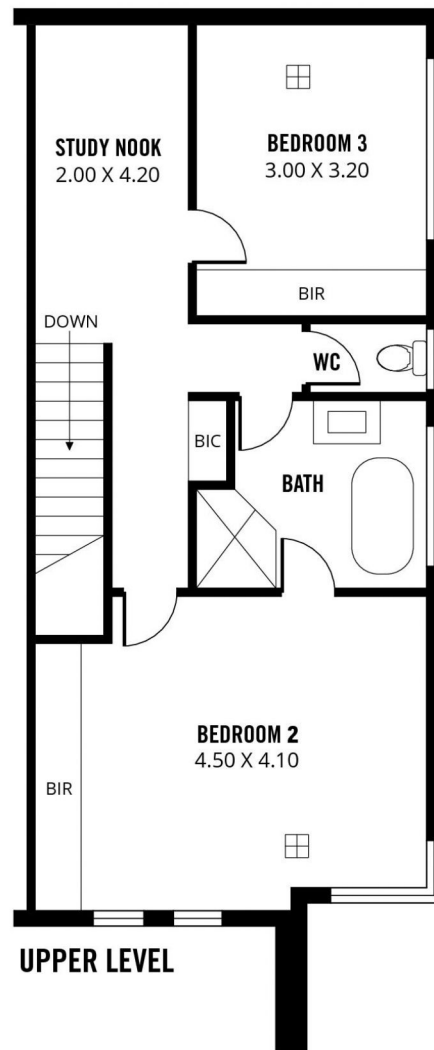
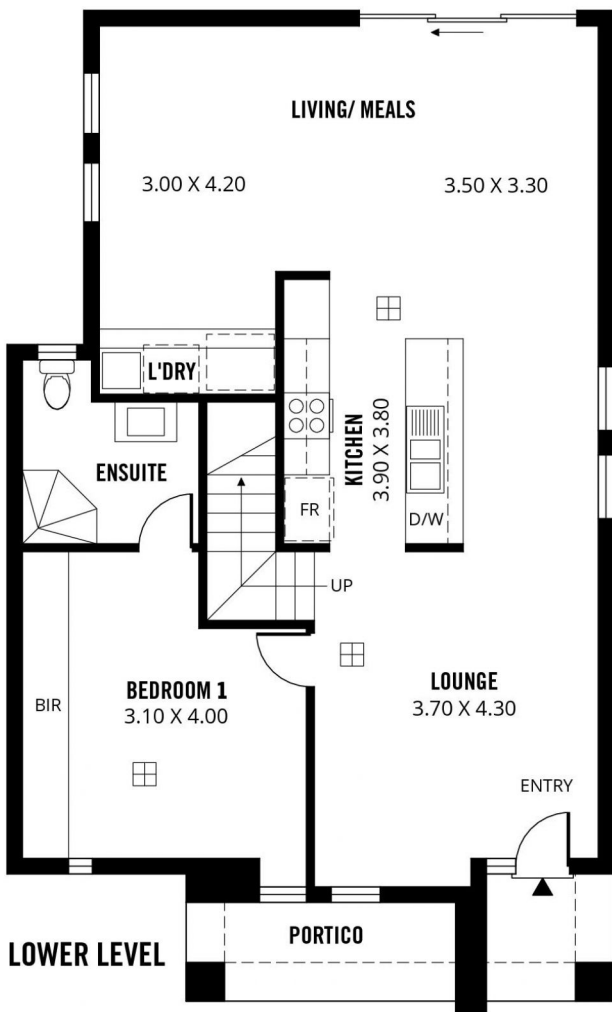
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RWT



Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified. Produced by **The Fotobase Group**