



## 32 Briant Road Magill SA

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Situated in the sought after area of Magill in the Burnside council area, this well maintained home has been with the same family for the past 56 years.

The solid brick home, situated on a commanding corner allotment of 698m<sup>2</sup> (Approx.) features three spacious bedrooms, a study alcove, formal lounge and a separate family room with a feature gas combustion heater and built-in bar.

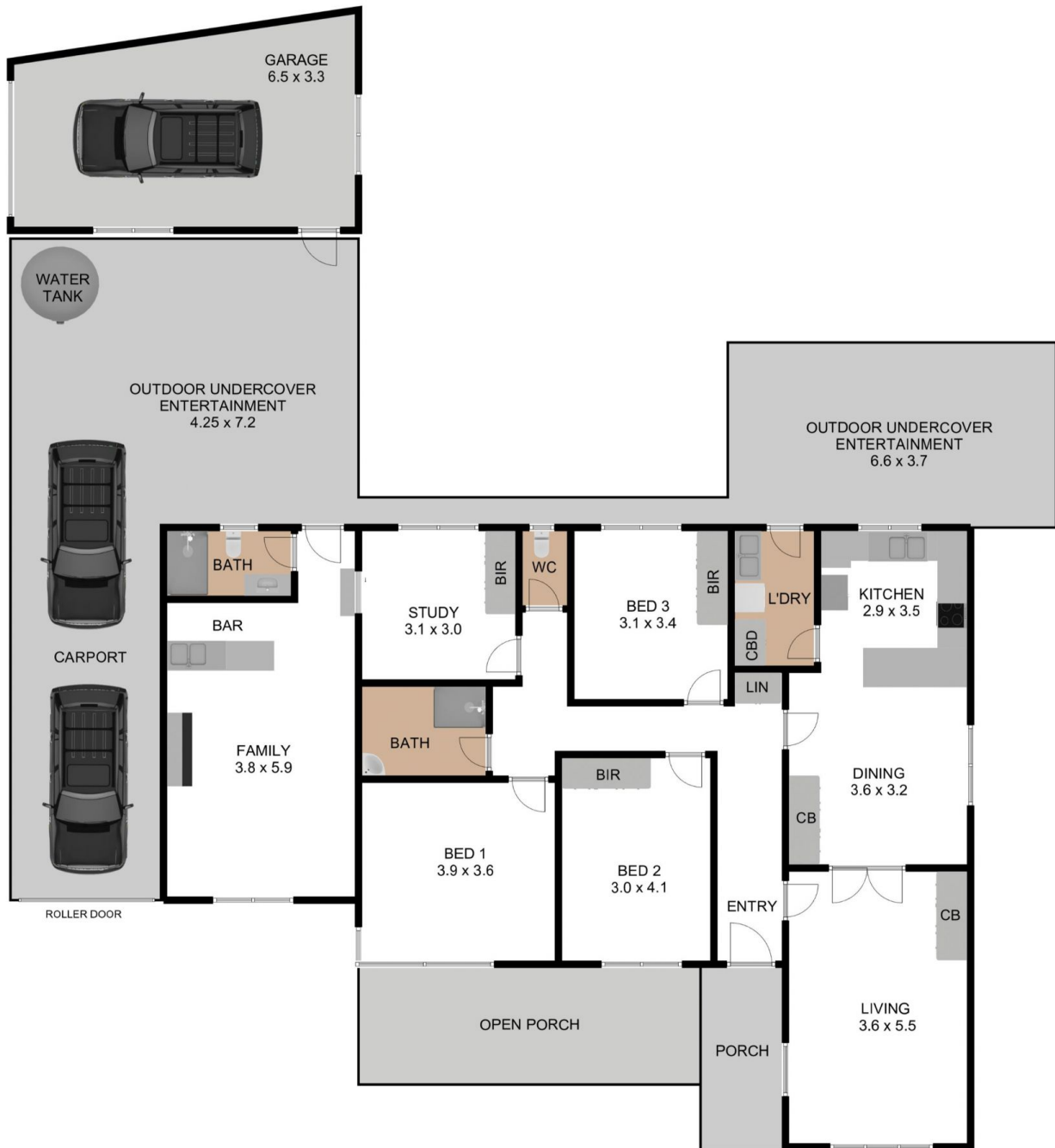
The blackwood timber kitchen and breakfast bar overlooks the meals area and includes ample built-in storage, quality stainless steel appliances, gas cooktop and dishwasher.

The formal lounge, with parquetry timber flooring and built-in cupboards provides a tranquil ambience to relax and enjoy the outlook to the front garden.

**Price** : \$ 1,251,000  
**Land Size** : 698 sqm  
**View** : <https://www.cityrealty.com.au/sale/sa/easter-n-suburbs/magill/residential/house/6731384>



**Joe De Conno**  
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C|R

32 BRIANT ROAD, MAGILL SA 5072

**156.40 M<sup>2</sup>**

INTERNAL LIVING

**50.30 M<sup>2</sup>**

GARAGE + CARPORT

**4.90 M<sup>2</sup>**

PORCH

**55.20 M<sup>2</sup>**

OUTDOOR UEA

**266.80 M<sup>2</sup>**

GRAND TOTAL