



40B Bricknell Street MAGILL SA

4 3 1

Spacious designer home. Just completed. 4 bedrooms. 3 bathrooms. Very impressive.

View : <https://www.bruse.com.au/sale/sa/eastern-suburbs/magill/residential/house/5551096>

Full of natural light thanks to lots of windows, this freestanding Torrens Title home is a great buy.

Only a short walk to the shopping centre and public transport. Daly oval and playground is on the same street! Great schooling with Norwood Morialta and Magill University only a walk away. Truly a premium location with everything you need to live an excellent life close by.

You will be impressed with the designs. A lot of thought has gone into creating a floor plan that really work and makes the most out of the space, and space they have! A generous 231m2 in house size. A lot bigger than most.



Ground floor plan



First Floor Plan

HOUSE 40B		HOUSE DIMENSIONS		ROOM DIMENSIONS	
 3  2  1	Living Ground Floor	91.8m ²	Media	3.40 x 3.50m	
	Alfresco	15.9m ²	Kitchen,		
	Garage	27.4m ²	Living, dining	9.70 x 4.60m	
	Porch	7.1m ²	Bed 3	3.50 x 3.60m	
	Total Ground	142.2m²	Bed 2	3.50 x 2.60m	
	Living First Floor	76.7m ²	Bed 1	4.10 x 4.70m	
	Balcony	13m ²	Balcony	1.60 x 4.70m	
	Total First Floor	89.7m²	Garage	3.45 x 7.20m	
	Total Built	231.9m²	Alfresco	3.50 x 5.00m	

Note: this plan / document is for illustration purposes only. All dimensions are approximate. While every endeavour has been made to verify the correct details neither the vendor, the agent, nor the designer accept liability for error or omission.