



**2/133 Arthur Street MAGILL SA**

3 2 2

Take advantage of the heavily discounted pre-construction price from \$478,000. For a high quality brand new home in Magill, this price is unheard of. If you are a first home buyer the FHOOG will allow you to take a further \$15,000 off the price.

**Price** : \$ 535,000

**View** : <https://www.bruse.com.au/sale/sa/eastern-suburbs/magill/residential/house/5551639>

It's all about location and these homes are sensational value for money for a new home in Magill.

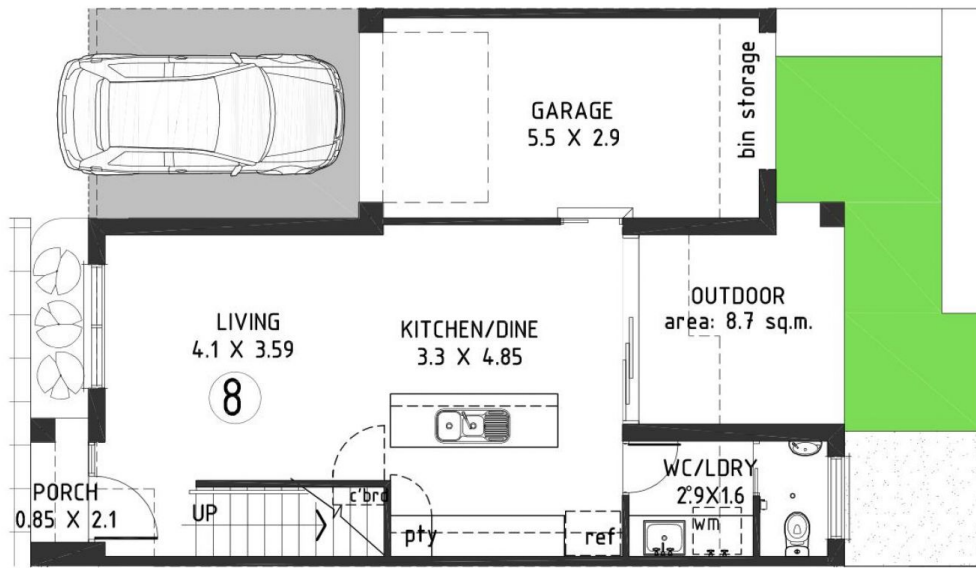
There are 5 homes remaining with the two versatile and well thought out floor plans to choose from.

House 7 - \$478,000 (Middle Home)

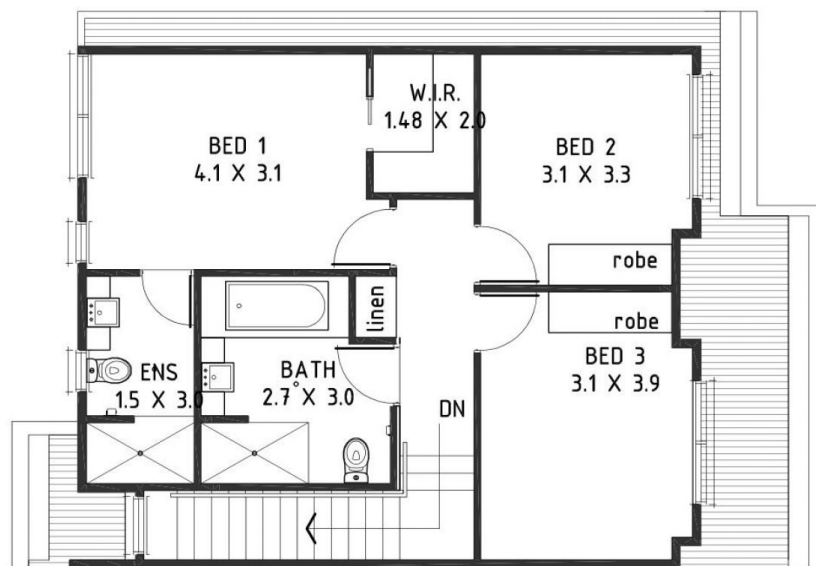
Spacious open plan living and dining, undercover alfresco, generous 2nd living/rumpus upstairs, 2 bedrooms both with private ensuite bathrooms, 3RD toilet downstairs, fully fenced yard, 2 car parks.



**Theon Bruse**  
**08 8431 8181**

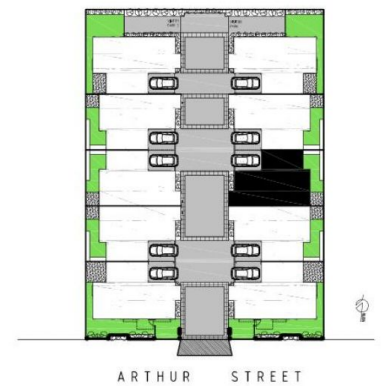


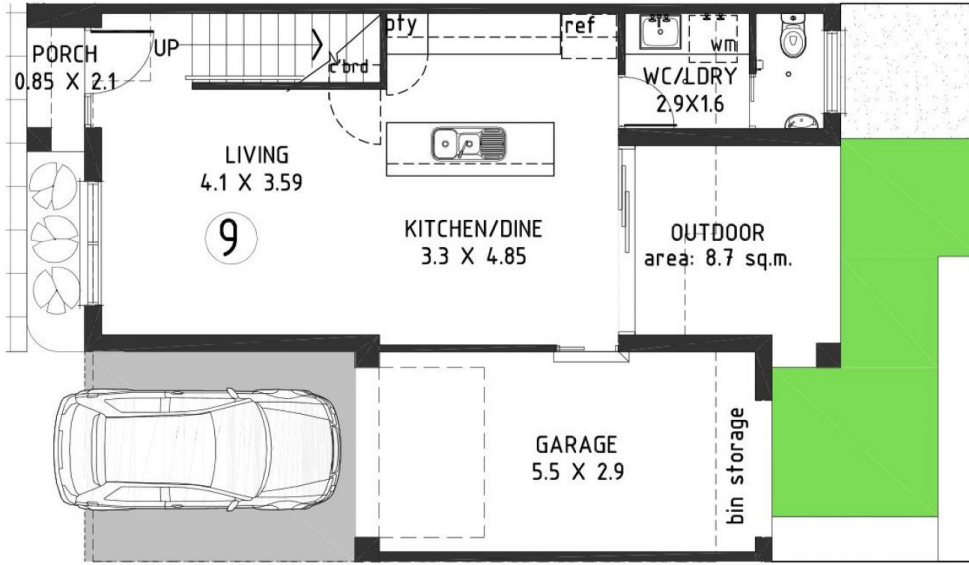
HOUSE 8 GROUND FLOOR/SITE PLAN  
Scale 1:100



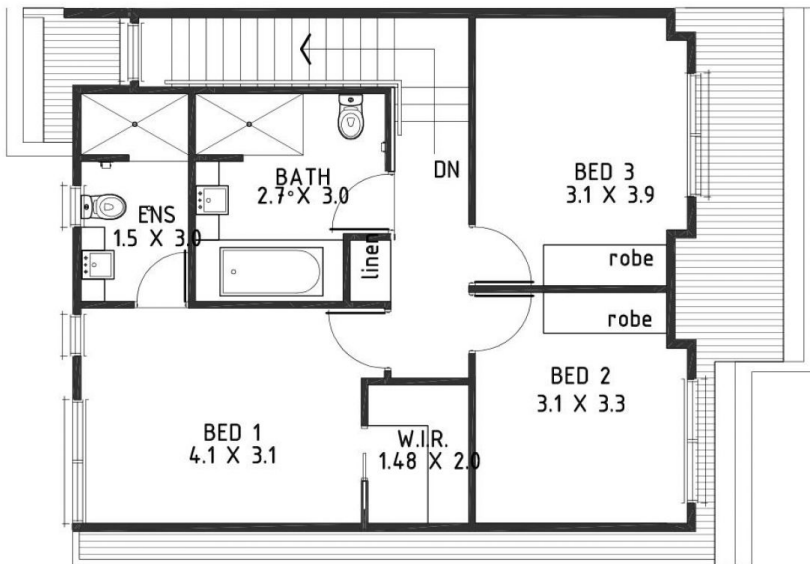
HOUSE 8 FIRST FLOOR PLAN  
Scale 1:100

FLOOR	AREA
GROUND FLR.	49.4 SQ.M.
ALFRESCO	8.7 SQ.M.
FIRST FLR.	68.1 SQ.M.
GARAGE	18.6 SQ.M.
VISITOR PARK	11.7 SQ.M.
<b>TOTAL</b>	<b>156.5 SQ.M.</b>





HOUSE 9 GROUND FLOOR/SITE PLAN  
Scale 1:100



HOUSE 9 FIRST FLOOR PLAN  
Scale 1:100

FLOOR	AREA
GROUND FLR.	49.4 SQ.M.
ALFRESCO	8.7 SQ.M.
FIRST FLR.	68.1 SQ.M.
GARAGE	18.6 SQ.M.
VISITOR PARK	11.7 SQ.M.
<b>TOTAL</b>	<b>156.5 SQ.M.</b>

