

# OC

76 Shakespeare Avenue,  
Magill



# From the Owners - Insights & Extras

What first attracted you to this property?

**It's in a great area, with everything we need nearby. The large living space is also one of our favourite features.**

What do you believe are the major benefits of living in or owning this property?

**Well positioned in an Eastern suburb with great access to quality schools. Very accessible to the CBD with a lot of shops and other amenities nearby.**

Have you completed any renovations or additions?

**In about 2020 we completed the following: recarpet, refurbishing floors to original timber, new lighting, new reverse cycle ducted air conditioning, built in robes in two rooms, built in robes within the hallway.**

Where is the electricity box located?

**Outside on Eastern side of house.**

Where is the hot water system located?

**Outside on rear of house.**

Is there air-conditioning or heating installed?

**Reverse cycle ducted system, with zone control.**

What is the parking situation?

**Carport off Shakespeare Avenue, and on street carparking on Shakespeare Avenue and Colton Avenue.**

What are the nearest transport links?

**Bus routes on Arthur Street nearby.**

Is there any additional storage?

**External shed. Built in robes.**

Where are the roof access points?

**Main corridor.**

What inclusions are to remain with the property?

**The standard inclusions of built-in furniture, fixed floor coverings, light fittings, and window treatments are included.**