

**22 Myall Boulevard, Salisbury, SA 5108**



**Sold House**

Saturday, 17 February 2024

22 Myall Boulevard, Salisbury, SA 5108

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 550 m2**

**Type: House**



Simon de Wit  
0422997497

**\$600,000**

Now available please call to inspect. 0422 997 497 Welcome to 22 Myall Boulevard, Salisbury - a charming residence that echoes the timeless essence of 1976 while offering a canvas for modern transformation. Nestled on a generous 550m<sup>2</sup> allotment, this property beckons with its inviting features and limitless potential. Built in 1976, this home exudes character and warmth. Step inside to discover three bedrooms, each thoughtfully designed to provide comfort and convenience. The master bedroom boasts built-in robes, adding a touch of practical elegance, while a split system in bedroom 3 ensures year-round comfort. Embrace the South Australian climate with evaporative cooling throughout, allowing a refreshing breeze to flow seamlessly. For those cozy evenings, a freestanding gas heater in the living area creates a snug atmosphere, perfect for unwinding after a long day. The family bathroom provides a functional space for daily routines, catering to the needs of the household. A well-appointed formal lounge sets the stage for intimate gatherings and relaxed evenings. The heart of the home lies in its roomy kitchen with an adjacent meals area, a perfect space for culinary creations, and shared meals with loved ones. The property also features roller shutters to the front, offering privacy and security. Step outside to a backyard equipped with a shaded pergola and verandah, providing a tranquil space for outdoor enjoyment. A generously sized shed measuring 3.40m x 5.49m adds practicality to the property, offering storage solutions for tools and equipment. Environmentally conscious residents will appreciate the two rainwater tanks, a sustainable source for watering the lush garden and maintaining the green lawn. Conveniently located near all amenities, this residence is ideal for first-time homeowners or those with a passion for renovating. Ripe for updating while still being perfectly liveable, 22 Myall Boulevard invites you to explore the possibilities and make it your own. Seize the opportunity to create a home that harmonizes the charm of the past with the comforts of today. Your Salisbury sanctuary awaits!