

**36 Malvern Avenue, Malvern, SA 5061**



**House For Sale**

Thursday, 1 February 2024

36 Malvern Avenue, Malvern, SA 5061

**Bedrooms: 4**

**Bathrooms: 5**

**Parkings: 3**

**Area: 752 m2**

**Type: House**



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## Contact Agent

Auction Sat, 24th Feb - 3pm (usp) Imposingly beautiful, masterfully built, inspired by the Mediterranean and defined by its rare flexibility over two levels and a south-north parcel that ends with a fully self-contained rear studio and heated pool, 36 Malvern Avenue lives up to its blue-chip locale, no matter what stage of life you're in. With three ensuited bedrooms, five bathrooms in total, a library/home office, formal lounge and a boundless rear family room that frames the inch-perfect rear gardens and inhales the winter sun, this custom-built and solar-powered home ponders every conceivable mood, special occasion and family member and says, "I've got the perfect space for that". The ensuited main bedroom is lavishly large and perfectly positioned on the lower level. The granite-laden JAG kitchen is well-versed in feeding a crowd. The stone paved patio and its remote awning ensure those crowds can spill outside. That poolside studio is the perfect home-away-from-home for teens, live-in-laws or visiting interstaters who will likely never want to leave. Etched into Malvern's charm-filled, leafy streetscape; you can try on for size a Saturday fixture at Unley Oval, a Duthy Street Coffee date, Unley Road's boutiques or a day in the CBD without ever having to reverse out of your 3-car garage. You've got it all, within a walk or a pedal. Features we love...- Prized north-facing rear orientation - Supremely functional floorplan, fit for multi-generational families - 36 bill-busting solar panels (11.9KW)- Large in-ground solar heated pool - Two huge, ensuited bedrooms, study zone, lounge/retreat and terrace to upper level alone - Valuable rear granny flat with kitchen, studio/bedroom and bathroom - Ducted reverse cycle airconditioning and vacuuming system - JAG kitchen with quality appliances - High ceilings throughout- Wine cellar/room and bundles of custom storage throughout- Remote gated entry and three-car garage- Main bedroom features a walk-in robe and ensuite with spa and marble dual vanities - Impeccably presented landscaped gardens with automatic watering system, fruit trees and a bore- Just a 5-minute drive from the CBD- Moments from Unley Shopping Centre - Close to a range of quality schools, including Scotch, Mercedes and Concordia Colleges, Unley High School and Walford Anglican School for Girls CT Reference - 5066/55 Council - City of Unley Council Rates - \$5,305.55 pa SA Water Rates - \$507.84 pq Emergency Services Levy - \$240.15 pa Land Size - 752m<sup>2</sup> approx. Year Built - 1997 Total Build area - 413m<sup>2</sup> approx. All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY – MAKE IT HAPPEN™ RLA 286513