

**41 Julian Road, Macdonald Park, SA 5121**

**House For Sale**

Thursday, 9 May 2024



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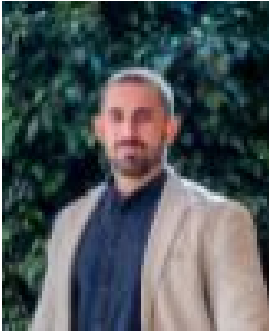
**Bedrooms: 4**

**Bathrooms: 2**

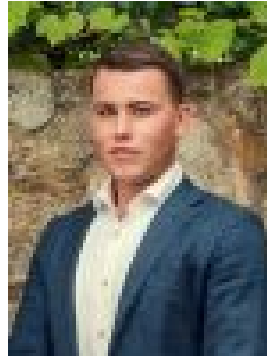
**Parkings: 2**

**Area: 2 m2**

**Type: House**



Jamie Wood  
0403592500



Connor Young  
0402775599

## Auction Online | Unless Sold Prior

Welcome to 41 Julian Road, Macdonald Park! This unique 4 bedroom, 2.5 bathroom solid brick family home offers a blend of nostalgic charm combined with exceptional comfort. Grand high ceilings accentuate the spaciousness of each room and add a vibrant touch to this classic design. From the moment you enter the beautiful property, every space exudes warmth, charm and character - perfect for family gatherings or peaceful evenings at home. On the outside, the possibilities are endless on the expansive 5.33 acre block of prime development land. Whether you dream of a panoramic garden oasis, a hobby farm or even subdividing for future investment opportunities, this property offers the space and potential to turn your vision into reality (STCC) Located in the sought-after and rapidly growing suburb of Macdonald Park, this home offers the perfect balance of tranquillity and convenience. Enjoy easy access to local amenities, shopping centres, great schools and more, whilst still being just a short drive away from Adelaide via the Northern Expressway. With exciting current and future developments in the area, this is a not to be missed opportunity for an astute investor or a family looking for their forever home! Contact Jamie Wood on 0403 592 500 today to register your interest. Features of the property include:-

- Entering the long driveway through double gates, alongside the front vacant block immediately creates a feeling of tranquillity, security and country living-
- Be greeted by a beautiful home facade to the inviting front porch with featured brickwork that creates an instant welcome feeling-
- The front door leads into the amazing open lounge room where you are instantly drawn to the grand high ceilings and sense of space, yet still feeling intimate and warm-
- Flowing from the front lounge is the dining and kitchen areas which are the heart of the home, creating a hub for gatherings with family and friends-
- Whip up culinary delights in the well-appointed kitchen, complete with plenty of storage and counter space for home cooked meals plus spacious walk in pantry-
- Set apart from the main living areas of the home yet still under the main roof is a self contained granny flat/retreat that encompasses bedroom one with a sliding built in robe, spacious living and meals area plus kitchenette and direct easy bathroom access-
- Bedrooms 2,3 and 4 are generously sized and all have spacious sliding door built in robes-
- Both full sized bathrooms are well laid out, each with their own separate toilet-
- In addition, the bright laundry offers an additional powder room with 3rd toilet and direct exterior access to the rear outdoor verandah-
- Reverse cycle split systems are located in each of the bedrooms and the main living areas with additional ceiling fans allowing temperature control in each part of the home, for year round comfort-
- Adjoining the home is the side garage workshop that has a multitude of uses including the added potential for a rumpus or second living space-
- An additional eight vehicle garage provides plenty of undercover parking and an additional fully concreted shed offers plenty of space to work or for outdoor storage-
- This fully fenced dual driveway property also includes an enclosed chicken run, four horse shelters plus an extra hay shed for the perfect hobby farm setting-
- With expansive flat level vacant paddocks both at the front of the home, along the driveway and at the rear of the property, the amount of breathtaking open space immediately sets the tone of the subdivision potential for an astute investor (STCC)

More info: Built - 1960 (changed to residential living 1976) Land - 5.33 acres (approx.) Building size - 252 sqm (approx.) Frontage - 143m (approx.) Zoned - RUL - Rural Living Council - PLAYFORD Hot Water - Electric NBN - Fixed Wireless Available This property will be going to Auction unless SOLD prior, to register your interest please phone Jamie Wood on 0403 592 500 or Connor Young on 0402 775 599. The safety of our clients, staff and the community is extremely important to us, so we have implemented strict hygiene policies at all of our properties. We welcome your enquiry and look forward to hearing from you. RLA 284373\* Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.