

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



**House For Sale**

Saturday, 2 March 2024

167 Julian Road, Macdonald Park, SA 5121

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 1 m2**

**Type: House**



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## Auction Online | Unless Sold Prior

Jamie Wood and the Team at Ray White Two Wells, Barossa Valley are proud to present 167 Julian Road, Macdonald Park! The neutral tones and beautiful features invite you to enjoy the perfect blend of comfort, space, and tranquillity. The open spacious living area is perfect to congregate with the family or friends and enjoy cosy nights in. With 4 well appointed bedrooms and two bathrooms this home is ideal for growing families. The ease of entertaining with the seamless transfer from the dining room to the abundant outdoor undercover verandah areas makes hosting barbecues and gatherings a breeze. Beautiful lush plants and gardens with plenty of lawn for the kids and pets to play. Situated on a sprawling 1.002 hectares of land, this property promises a lifestyle of peace and privacy, ideal for growing families seeking room to thrive. The vacant paddocks lined with trees and fencing allows you to build your own little oasis with all the features you've wanted, or explore the possibility of subdivision as a possible future investment! (STCC) Conveniently located in Macdonald Park is a tranquil suburb nestled within the northern region of Adelaide, South Australia. Characterised by its peaceful residential streets, abundant green spaces, and family-friendly atmosphere, Macdonald Park offers a suburban lifestyle with easy access to urban conveniences. A short drive will take you to schools, parks, playgrounds, eateries, major shopping at Munno Para Shopping City and Elizabeth Shopping centre. With easy access to the Northern Expressway the commute to Adelaide CBD is less than 40 minutes! Come explore the charm of Macdonald Park and find your perfect place to call home. Register Your Interest With Jamie Wood on 0403 592 500 today!

**Features-** Situated on a corner block the abundance of off street parking in the driveway, a 2 x double carport with panel lift electric door and beautiful lush trees, plants and grass set the tone for this wonderful inviting home- Neutral colour toned pallet along with the floating floorboards flow through the entrance to the dining and kitchen and create a warm inviting atmosphere - The heart of the home is the spacious living area that opens into the dining and kitchen, enjoy many nights cosy nights with friends and family making wonderful memories- The sleek modern light filled kitchen has an abundance of bench preparation space, cupboards and shelving- A luxurious master bedroom with an opulent walk in robe and sleek modern ensuite- Bedrooms 2,3 and 4 are well proportioned with bedrooms 2 and 3 both having built in robes and bedroom 4 could be used as a second living space or home office- A stunning main bathroom creates a relaxing atmosphere with the freestanding bath and sleek tiles while having a separate toilet- The laundry is adjacent to the bathroom and has exterior access and linen storage- Reverse cycle system in the living area, ducted evaporative cooling, ceiling fans in bedrooms 1,2 and 3 plus the combustion heater allows for year round comfort- 4.5KW of solar installed and 56,000L rainwater tanks plumbed to the home help with ongoing living costs- Seamless indoor/outdoor entertaining through the glass sliding doors in the dining room to the undercover verandah area overlooking the lush yards- Car enthusiasts and tradespeople alike will enjoy a secondary side gate access and the double carport leading to the generous shed that is big enough for storage of caravans, boats or other vehicles or to be used as a workshop with the power connected throughout- Being zoned rural living and having the wide open paddocks horse and animal enthusiasts will enjoy the space provided along with the stables and sheds to the back of the yard- Automatic water drippers in the front yard create easy maintenance of the yard

More info: Built - 1990 House - 154 sqm (approx.) Land - 1.002ha (approx.) Frontage - 52.9m (approx.) Zoned - RUL - Rural Living \\ Council - PLAYFORD Hot Water - Electric NBN - Satellite available Solar - 4.5KW Rates - \$2,096.00pa

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.\*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.