

**32 Malcolm St, Salisbury, SA, 5108**



**House For Sale**

Friday, 30 August 2024

32 Malcolm St, Salisbury, SA, 5108

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Dave Stockbridge

0413089910

## **Immediately impressive expansive modern residence.**

Seldom do properties come to the market that offer such impressive proportions.

Few offer the sheer size and utility of these large open spaces and even more rare are big bedrooms that ensure that everyone in the family has room to move.

Sited behind the secure fencing, this property offers a traditionally sized allotment that stands in contrast to the claustrophobic nature of more modern developments.

With the flexibility to accommodate your ever changing needs, this residence is resplendent in an abundance of living areas meaning you can dispose this home in any number of ways to optimise your living experience.

Currently let, although vacant possession can be provided this property has been in the same family for many years. This family have enjoyed the convenience of the location with easy access into Salisbury's effervescent CBD and the centre of Mawson Lakes. Being only 20km's north of the centre of Adelaide, this property is also only a short drive to Golden Grove and the best the North East has to offer so delivering an enviable lifestyle.

Whether you dispose this home as 4 or 5 bedrooms or with 2 or 3 living spaces is up to you and so as your family grows and life's circumstances change, this home has the ability to change with you.

The master suite is replete with ensuite and walk-in robes and offers size to surprise and serves as a parent's retreat from the rest of the family.

The balance of bedrooms offer the extra storage every family needs with built in robes and generous proportions that will make your kids the envy of all their friends.

Regardless of the time of year, you are nicely ensconced in the comfort of your own home with ducted reverse cycle air conditioning throughout the home.

There is parking aplenty on offer with room in front of the roller door yet securely behind the gate or behind the roller door and undercover.

The verandah spans the rear of the home and offers room for kids to play undercover and families to entertain all year round.

Whether it's sharing life's milestone moments or celebrating during the festive seasons, this home has you covered.

Garaging is also on offer and makes this palatially proportioned property perfectly practical as well.

For size to surprise, features to please and a location you will love, few homes offer such an enviable balance of lifestyle for the large and growing family.

**\*\*DISCLAIMER\*\*** Although the Agent has endeavoured to ensure the accuracy of the information contained within the marketing material we remind prospective purchasers to carry out their own due diligence and to not rely upon the information in this description. This description does not warrant that all features, improvements or appliances are in working order or have necessary approvals and the Agent advises all parties interested in the home to undertake their own investigations prior to purchase.

**\*\*PRICING\*\***

For the most part of the last 26 years I have been releasing properties to the market without a price. I do so just for the first open inspection and then we set a price with the Vendor/s in consideration of the feedback derived from the first open. I understand that may frustrate some buyers but the frustration will be rewarded with a price range set that is an accurate reflection of market value balanced by the Vendor/s expectation. It is also frustrating for a vendor to be on the market for weeks longer than necessary because they have over priced their property. Or if they choose to price the home in excess of feedback levels they can do so knowingly and factor that into their timeframe. I will release a price by way of SMS to all buyers who attend the first open and upload a price as soon as practicably thereafter. Thank you and should you have any further questions about my rationale in marketing properties successful in this manner for over 1600 sales please feel free to call me directly anytime.

CT: 5200/589

Land Size: 750m<sup>2</sup>

House Size: 355m<sup>2</sup>

Year Built: 2007

Zone: General Neighbourhood

Council: City of Salisbury

RLA 232366