



**Comfortable Semi Country Living Opportunity!**



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**163 Julian Road, Macdonald Park**

**Sold**

This Magnificent Family Home offers a versatile floorplan of up to five bedrooms, two-bathroom plus a toilet with a guest room home that has been designed for a semi-rural lifestyle like no other. This home truly has it all – a sprawling floorplan accommodating rooms of the most spacious proportions, plus year-round entertaining with indoor and outdoor zones. This is the perfect place to call home.

A fantastic hobby farm potential is right here in a convenient location, ideal for those who enjoy the serenity and peace of the country desire proximity to the essential urban services, and are just near the newer Miravale and freshly released 23 North estate.

Sited on an impressive 2.47 Acres approx. Allotment of the home offers a bespoke, traditional design with solid brick construction and wide cantilevered eaves. The combination of high ceilings and generous window placements creates an air of refinement that flows effortlessly through the home where natural light gently infuses across bedrooms and all living areas.

Enjoy the serenity of a peaceful rural lifestyle with established trees, gardens, and landscaping providing a verdant natural outlook for your everyday lifestyle. Dual driveways allow access for both family cars and heavier vehicles, ideal for tradesmen, truck owners, agriculturalists, hobby farmers, and caravan or boat owners.

<b>Property ID:</b>	L19315272
<b>Property Type:</b>	House
<b>Building / Floor Area:</b>	239
<b>Garages:</b>	2
<b>Carports:</b>	1
<b>Land Area:</b>	10010.0 sqm

**Varun Patel**  
0426 153 571  
varun.patel@blackwood.rh.com.au

Things we love;

- High windows give views of tree lines, gardens, and landscaping;
- Plenty of space on the allotment to pursue your favorite hobbies;
- A generous L-shaped living with dining space installed with brand new carpet;
- Central kitchen adjacent meals area facing the rear view through picture window;
- Kitchen with ample space for storage with gas cooktop, oven, and water filter;
- Large Master bedroom with walk-in robe, ceiling fan, aircon, and brand-new carpet,
- Very good size bedrooms two and three with ceiling fans and new carpet;
- Good size bedroom four with the ceiling fan and new carpet facing the rear yard;
- Bedroom five or potential home office with new carpet, store, and robes facing side and front yard;
- Quality wet areas include two spacious bathrooms, separate toilet, and separate laundry;
- Extensive detached accommodation includes a teenager's retreat/granny flat with a sixth bedroom and kitchenette;
- A handy mudroom provides a great clean-up spot and/or utility area.
- Eleven sheds provide more than ample garden storage, there is even an outdoor toilet.
- A double garage with roller doors will accommodate the family cars;
- A high-span carport provides a great covered parking spot for the caravan or boat;
- Chicken coops and aviary amenities;

This is a great opportunity for lovers of large, rural allotments and a very rare opportunity. Peacefully located on the city fringe and within viable reach of urban amenities. The Northern Expressway is easily accessed for a quick trip to the City. Quality local shopping can be found at Playford & Munno Para Shopping Centres, bunnings. Playford Lakes Golf Course is just up the road and Stebonheath Park with the Smith Creek Reserve is available for your daily recreation.

Available primary schools include Swallowcliffe School P-7 & Elizabeth North Primary School. Mark Oliphant College B-12 is the local zoned secondary school. Quality private schools in the area include Trinity College, St Columbia College, and Catherine McAuley School. Zoning information is obtained from [www.education.sa.gov.au](http://www.education.sa.gov.au) Purchasers are responsible for ensuring by independent verification its accuracy, currency, or completeness.

Land Specifications:

10010.0 SQM APPROX. TORRENS TITLED ALLOTMENT.

Certificate of Title: Volume – 5061 Folio – 956

Plan Reference: D22215 ALLOTMENT 192

Council: PLAYFORD

Utilities: Contact Agent

Disclaimer; All information provided has been obtained by Raine & Horne Blackwood 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 (including but not limited to a property's land size, frontage, and site plan). Interested parties should make their own inquiries and obtain their own legal advice.

RLA 44686