

**49 Malurus Ave, Lockleys, SA, 5032**



**House For Sale**

Wednesday, 20 November 2024

49 Malurus Ave, Lockleys, SA, 5032

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Rhys Digance  
0404422155



Jack Rowe  
0435457380

## Family Entertainer in the Heart of Lockleys

Best Offer By 9th of December at 12pm (USP)

Occupying a prime position in one of South Australia's most highly sought after and tight held suburbs, this solid brick family home, provides endless opportunity to the discerning buyer. Proudly set upon a generous allotment of 696m<sup>2</sup>, this property is move-in ready while also providing ample scope for future updates as your needs evolve.

Offering an extremely functional floorplan, this expansive family home boasts over 250m<sup>2</sup> of quality indoor/outdoor living and is comprised of four large bedrooms, a light filled spacious living area, kitchen with quality appliances, central bathroom and a stunning outdoor entertaining area surrounded by a well manicured large grassed garden – this is an entertainer's dream!

### Key Features:

- Light filled living area with gas heating and bi folding doors allowing for an abundance of natural light to filter in
- Functional kitchen with gas cooktop, ample bench and storage space
- Dining area adjacent to the kitchen
- Three generous sized bedroom – all bedrooms include built in robes
- Ceiling fans in bedrooms one and two
- Central bathroom with shower, vanity and toilet
- Laundry with additional storage and accessible from the undercover veranda
- Home office or fourth bedroom with built in desk and robe
- Convenient second toilet adjacent to the kitchen
- Large undercover entertaining area with built in bar and café blinds overlooking the grassed yard
- Well manicured grassed yard ideal for kids and pets
- Underground cellar
- Secure carport with automatic roller door access
- Additional off street parking available

Lockleys is a sought-after suburb in Adelaide, perfectly positioned between the city and the beach. Renowned for its leafy streets and family-friendly atmosphere, it offers a mix of classic and contemporary homes, complemented by well-maintained parks and reserves. The tranquil River Torrens Linear Park runs through the suburb, providing scenic walking and cycling trails. Lockleys boasts convenient access to quality schools, shopping precincts, and public transport options, making it a desirable location for families, professionals, and retirees alike. Its proximity to Henley Beach and the Adelaide CBD adds to its appeal, offering a balanced lifestyle of relaxation and urban convenience.

### Specifications:

Year Built / 1948

Land Size / 696m<sup>2</sup>

Frontage / 15.24m

Council / West Torrens

Council Rates / \$451 PQ

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 (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice. RLA 254416