

**Malvern**  
134 Cambridge Terrace



**Relaxed and welcoming, great family lifestyle in this stylish residence on an excellent land holding of 936 sqm approx.**



Situated in desirable, private enclave with no through traffic whilst a short stroll to the village life of Duthy Street, Unley Road and the picturesque Unley Oval.

Featuring newly landscaped grounds and maximum use of space both inside and out. The expansive and impressive family living zone has real wow factor and incorporates well designed and very functional kitchen with butler's pantry, dining and large scale family room opening to covered rear terrace. Ideal for year round entertaining with lawn and green garden backdrop and solar heated pool beyond. Offering multiple entertaining areas for kids and adults!

Further accommodation includes sitting room with gas fire opening to study overlooking the front garden, main bedroom suite with large walk-in robe and ensuite. There is a 2nd bedroom and bathroom downstairs while upstairs houses a further 2 bedrooms, all with built in robes, children's play area and third bathroom.

- Features:
- Automatic iron gates
  - Intercom
  - Ducted RCAC
  - Gas fire
  - Combustion wood fire



**Candy Bennett**  
**0418 816 639**  
**Edwina Lehmann**  
**0414 607 218**

**Fox Real Estate**  
**232 Melbourne Street**  
**North Adelaide, SA, 5006**  
**Telephone : 08 8267 4995**  
**foxrealestate.com.au**

All information provided (including but not limited to the property's land size, floor plan and floor size, building age and general property description) has been obtained from sources deemed reliable, however, we cannot guarantee the information is accurate and we accept no liability for any errors or oversights. Interested parties should make their own enquiries and obtain their own legal advice.

Should this property be scheduled for auction, the Vendor's Statement can be inspected at our office for 3 consecutive business days prior to the auction and at the auction for 30 minutes before it starts. If you are seriously considering this property we strongly recommend that you advise the Agent so that you can be contacted if the Vendor decides to accept an offer prior to auction or offers by deadline.