



### 134 Cambridge Terrace Malvern SA

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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

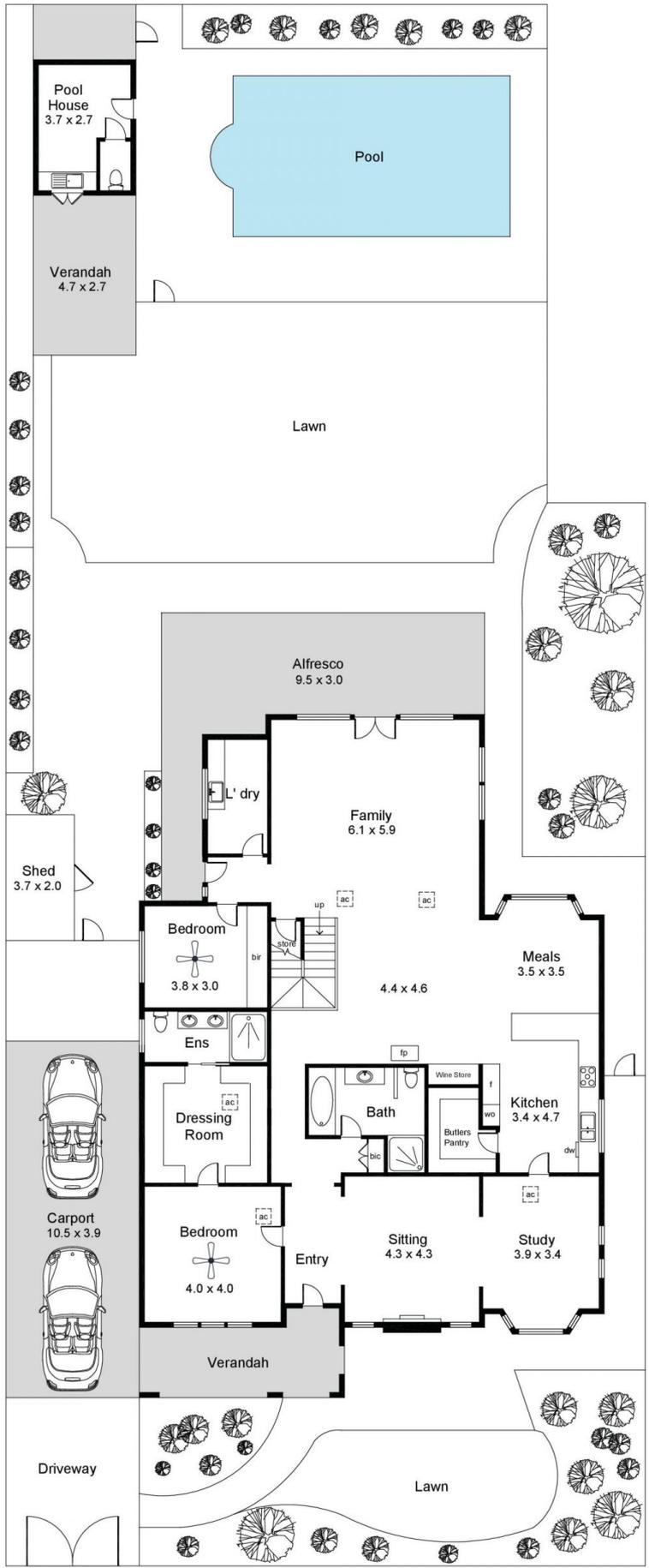
**Land Size** : 936 sqm  
**View** : <https://www.foxrealestate.com.au/property/134-cambridge-terrace-malvern-sa/6484534>



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Area (Estimate only)	
Lower Living	204.1 m <sup>2</sup>
Upper Living	49.5 m <sup>2</sup>
Verandah	13.0 m <sup>2</sup>
Carport	40.9 m <sup>2</sup>
Alfresco	33.5 m <sup>2</sup>
Pool House	10.0 m <sup>2</sup>
Shed	7.40 m <sup>2</sup>
<b>Total</b>	<b>358.4 m<sup>2</sup></b>