

# 104 Main Road, McLaren Flat, SA 5171



## Sold House

Wednesday, 21 February 2024

104 Main Road, McLaren Flat, SA 5171

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 8**

**Area: 812 m2**

**Type: House**



Nick van Vliet  
0416088556



John Lewis  
0429130444

**\$835,500**

Another property sold. Please contact Nick or John for all your property advice. Mega workshop, huge outdoor entertainer on 812sqm. This 3 bedroom family home is in excellent condition, with fresh paint, new carpets and updated tiling throughout, it's move in ready. Handy 2 way bathroom, huge dining space adjacent to neat kitchen, separate living room and several split system air conditioners for year 'round comfort. The great outdoors here are better than most yards. Set on a generous 812sqm flat block with loads of secure off street parking for your boat, caravan and caravan. Dream 15 x 7.6 x 2.7m high colorbond workshop, impressive 9 x 6.6m pitched roof entertainment area, lawns front and rear, plus fruit orchard. What we love about the property: Indoors: • Freshly painted throughout • New carpets, recently updated tiling to rest of home • Welcoming sheltered entry into the front of home • North facing living room enjoys direct sunlight in winter • Large dining area adjacent to kitchen with handy sliding door access to the carport • Neat kitchen with all electric appliances, water filter, views to outdoor entertainment area and back yard • North facing main bedroom with walk in plus built-in wardrobes, direct access to 2 way bathroom with bath, shower, vanity and separate toilet • Bedrooms 2 and 3 both offer built in wardrobes • Tidy laundry to rear of home • Linen press in hallway • 2 split system air conditioners and ceiling fans throughout • Brick veneer home built in 2001 with steel frame, so no white ant worries. Outdoors: • 1.8m colorbond high fully fenced front yard with remote control electric gate, and 7m wide opening • Wide concrete driveway for loads of off street parking, leads to carport and workshop • Private low maintenance front garden with lawn, several raised vegetable and herb garden beds, hibiscus, handy retractable garden hose • Welcoming front porch leading to the front door which has a security door • 15 x 7.6 x 2.7m high colorbond workshop built in 2019, with twin auto roller doors, concrete floor, insulated roof, led lights and loads of power points • Pitched roof 9 x 6.6m verandah built in 2019 with concrete floor, 3 ceiling fans, Ziptrak shade blinds with colorbond pelmet upgrades, jarrah privacy screen, TV bracket, concrete floor, LED lights, plus 2 bird avaries. An impressive undercover outdoor entertainment area for the largest of family gatherings • Large rear lawn for kids and pets to play • Bluetooth automated sprinkler system for front and rear lawn areas • Fruit trees include Lemon, Pear, Granny Smith apple, red Delicious apple, Kaffir lime, Peach, Nectarine and Plum. Services: • Mains power • 1.5KW solar system (installed 9-9-2011) with transferable 44c feed in tariff • Mains water • Common effluent sewer • NBN internet • Bottled gas 1 x 45kg bottles leaded from Origin • Electric hot water with instant gas hot water back up • 2 split system air conditioners • Ceiling fans throughout including verandah. Location: • Short walk to school, café, cellar doors, restaurant, community centre and sports oval • 6 mins to McLaren Vale • 11 mins to Willunga • 12 mins to Maslin Beach • 18 mins to Seaford railway station • 56 mins to Adelaide. If you're looking for a tidy home, massive workshop and outdoor entertaining space, secure parking for up to 8 cars under cover, plus off street parking for your caravan, motorhome or boat, you've found it. Family friendly Country township living with nearby conveniences in the heart of the McLaren Vale wine region, Willunga markets and world class beaches nearby, walking and cycling trails, come and see for yourself, you're gonna love it. Certificate of Title - 5535/872 Council - Onkaparinga Zoning - TN - Township Neighbourhood Year Built - 2001 Land Size - 812m<sup>2</sup> Total Build area - 326m<sup>2</sup> Council Rates - \$3,176.19 pa SA Water Rates - \$74.20 pq Emergency Services Levy - \$140.70 pa All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275403