

# 13 Allalange Tarn, Tatachilla, SA 5171

## Sold House

Saturday, 17 February 2024

13 Allalange Tarn, Tatachilla, SA 5171

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 6070 m2**

**Type: House**



Nick van Vliet  
0416088556



John Lewis  
0429130444

**\$1,220,000**

Another property sold. Please contact Nick or John for all your property advice. Arrive in style at the grand circular driveway entrance, and prepare to be enchanted by the exquisite, meticulously maintained water-wise gardens that envelop the property. This cherished oasis has been lovingly nurtured by the owner for more than 25 years, creating a testament to their enduring passion and dedication. The spacious charming ranch-style brick veneer home is a true gem, with its inviting entrance, captivating exposed brick and timber accents, and soaring high ceilings. Every room offers abundant natural light and picturesque views of the meticulously manicured gardens. The property also includes a separate studio with 2 bedrooms, perfect for an office or creative space. Explore a haven of natural beauty and limitless potential for gardening enthusiasts and creative minds alike. This charming hobby farm offers bountiful vegetable gardens, fruit trees, a chook yard, holding pens, greenhouses, and a versatile light filled studio workshop. What We Love About The Property; Home; Ranch style home brick veneer built in 1984. Enjoy the wrap-around verandah, perfect for relaxing and admiring the gardens. Step inside to a welcoming entrance boasting a spacious foyer with a built-in bench seat. High nine-foot ceilings throughout the house, accentuated by exposed brick and timber features. Brand new blinds installed to the main living area. Spacious main living space with garden views either side, featuring an oversized statement brick wood heater fireplace to the heart of the room and a convenient firewood hutch. Enormous country style kitchen with a huge bay window over the back gardens for you to watch the kids play, and includes a wall oven stack with 600mm stainless steel Westinghouse oven, microwave recess, 600mm ceramic hot plate and retractable rangehood, plus integrated Miele stainless steel dishwasher. Plenty of storage can be found in both the kitchen and the adjacent meals area, thanks to triple full-height cupboards for pantry and additional storage needs. Formal dining room, offering flexibility for another living area or convert to 4th bedroom. The main bedroom suite is privately tucked away at the end of the home, affording a tranquil setting with a large picture window overlooking the gardens. A spacious walk-through walk-in robe leads to the oversized ensuite, featuring a corner spa bath, a shower, a vanity, toilet, and a heat light. Two other bedrooms feature built-in robes and blackout curtains while providing pleasant views of the front gardens. Updated modern family bathroom, floor to ceiling tiles, corner shower, freestanding vanity, wall to wall inset bath, heat light and separate toilet. Large linen press to hallway for added storage convenience. Generous laundry with inset trough and triple linen press. Studio; Large studio to the back of the property with timber panel walls and vinyl floors, currently used as an office, but suitable for a living space, plus 2 bedrooms and easy access to a double workshop/garage with a manual sliding door. Additional double length carport to the side of studio. Outdoors; Automatic electric front gate for convenient entry into the property. Beautifully maintained low maintenance water wise gardens. Discover a secluded secret garden, perfect for a cosy firepit area. Wrap-around verandah encircles the entire home, featuring roll-down blinds at the rear to offer shade from morning and afternoon sun. Feature vine draped gazebo in the backyard to enjoy backyard lunches. Enjoy bountiful produce from an impressive vegetable garden, featuring rhubarb, spinach, and an array of herbs, along with a designated compost area. Enjoy your own delicious homegrown fruit including Pistachios, Macadamias, Nectarines, Royal gala and Granny smith apples, Mulberries, Olives, Lemon myrtle, Quandong and Feijoa fruit. Chook yard. Large manicured lawn area where children can play freely. Greenhouses and potting sheds for avid gardeners. Light filled studio workshop with double access doors caters to various hobbies and creative pursuits. Services; Ducted R/C A/C installed 2023. Combustion wood heater to living. 3 phase power to the shed. Mains water connected. 50kL approx. rainwater tank plumbed to home/garden with pump. Auto watering system. Septic system. Electric Solar HWS roof mounted. ADSL internet. Location; Located in the heart of McLaren Vale wine region. 5 minutes to McLaren Vale amenities including shopping centre with Coles, Foodland, local cafe's, restaurants, bakeries, wineries and more. 7 minutes to Willunga to enjoy the local eateries Willunga farmers market. 10 minutes to Seaford Railway station for city commuters or going to the football. 11 minutes to Moana Beach. 40 minutes to Adelaide CBD. Perfect sized country escape located between McLaren Vale and the sea, come and check it out, you're gonna love it. Certificate of Title - 5610/827 Council - Onkaparinga Zoning - RU - Rural Year Built - 1984 Land Size - 1.5 Acres Total Build area - Council Rates - \$2,489.33 pa SA Water Rates - \$74.20 pq Emergency Services Levy - \$122.70 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. 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