

# 13 Warrengie Drive, Meningie, SA 5264



## House For Sale

Saturday, 11 November 2023

13 Warrengie Drive, Meningie, SA 5264

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 5**

**Area: 860 m2**

**Type: House**



Adam Hurle - RLA 318694

**\$775,000 - \$795,000**

Here is your rare opportunity to own a prestigious waterfront home in the most sought-after location in Meningie's waterfront dress circle. The North facing home takes advantage of commanding water views over Lake Albert, and the most pristine sunsets over water you have ever seen. The Fairmont built home (2015) leaves nothing spared, and the owners have been meticulous with the build and fixtures. Located on a no through road, the three-bedroom home sits on an 860sqm allotment, surrounded by a quality housing precinct. The floorplan allows for several configurations to suit your lifestyle. The Master bedroom, as with all of the bedrooms, is of generous size and includes a full mirror built in robe, plus walk in robe and elegant plantation shutters with views out to the water. The ensuite is substantial with double vanity, double shower including rain shower head, and includes a separate toilet for privacy and comfort. The remaining bedrooms have built in robes with mirror sliding doors. The main bathroom has high wall tiles, a walk-in shower, bath, and vanity, while there is also a separate powder room with vanity and toilet for guests. There is a large office which lends itself to a family or games room. The formal lounge is conveniently located within the home while there is an enormous family room in the front of the home; the main family room is filled with natural lighting via the quad glass sliding doors with smart glass glazing, allowing for tremendous water views. The kitchen is conveniently located, and nothing has been missed. Caesar stone benchtop, silk finish cabinetry, Miele dishwasher and the prominent Falcon gas oven and stove. Head on into the true Butler's pantry where you will find a wash up sink and a double pantry; ample space for all your catering needs. Entertaining is made easy with the space, quality and even the 100 bottle wine cellar! The quality extends outside with the Alfresco area under main roof and all-weather blinds. A 6x9m garage with two roller doors for secure parking and storage. Store the caravan or boat in the 4x10m shed with 3m high roller door. Enjoy easy care yard maintenance with lush lawn areas with reticulated pop-up sprinklers. The rear boundary adjoins a reserve, so peace and quiet is guaranteed. A short 5 minute stroll along the lakefront to Freshies Cafe and Bar (Restaurant), and just a 3 minute drive into Meningie's shopping hub. The features on this magnificent home are too many to feature. A few to admire are: - Sydney Blue Gum flooring - Smart glass energy efficient glazing - LED lighting throughout - Quality fixtures - 3 phase 8hp ducted zoned climate control - 3kW solar system - 9' ceiling height - Wool carpets - Much, much more. There is nothing to do, except simply move in and start enjoying this quality waterfront home. Viewing of this executive property is by private appointment only. Please contact exclusive Agent, Adam Hurlie on 0439 545 193 to arrange a viewing. We thank our Vendors for allowing us to showcase this magnificent property. \*\*Virtual tour coming soon\*\* Want to know where your property sits in the market? We'll provide you with a free no obligation market update on your home or investment. Call Adam on 0439 545 193 to arrange a property complimentary property appraisal. Disclaimer Whilst every precaution has been taken to ensure that the information contained herein is true and accurate, we accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers or tenants should make their own enquiries to verify the information contained herein and do their own research. RLA318694