

**14 Abbott Avenue, McLaren Vale, SA 5171**

**Sold House**

Tuesday, 13 February 2024

14 Abbott Avenue, McLaren Vale, SA 5171

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 736 m2**

**Type: House**



Holly Freeland

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## Contact agent

Positioned in a friendly and highly sought-after neighbourhood, this four-bedroom home offers spacious interiors, a private backyard, fabulous outdoor entertaining and ample off-street parking. With a versatile floor plan, this residence presents ideal functionality for a growing family and accommodating guests, or perhaps you could capitalise on the attraction to the McLaren Vale Wine Region and utilise as an Airbnb! At the entrance of the home, you will find a carpeted lounge room whilst the open-plan living and dining area is overlooked by a large kitchen which features ample bench and cupboard space, dishwasher, electric stove and oven, double sink and a walk-in pantry. The master bedroom features a walk-in robe and generous ensuite whilst the three remaining bedrooms are all conveniently serviced by the family-friendly bathroom with separate toilet. Outside you will enjoy entertaining under the sizeable, pitched pergola which adjoins a lovely rear yard with established fruit trees and lawns in addition to a workshop and garden shed providing excellent storage for the avid gardener or handyman. Located in the heart of McLaren Vale, this property offers a peaceful and relaxed lifestyle with the convenience of nearby shops, restaurants and amenities, and only a short walk to the local Primary School. Additional property features: • Garden shed plus workshop • Split system air-conditioning • Ceiling fans • Electric hot water system • Puratap • 3kW (approx.) Solar • Rainwater tanks • Auto roller door •

NBNDisclaimer: All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate, and details intended to be relied upon should be independently verified. (RLA 249515)