

15 + 17A Liddiard Street, McLaren Vale, SA 5171



House For Sale

Tuesday, 11 June 2024

15 + 17A Liddiard Street, McLaren Vale, SA 5171

Bedrooms: 4

Bathrooms: 3

Parkings: 6

Area: 886 m²

Type: House



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Best Offer By 12pm Tuesday 02/07/24 (USP)

OPEN POSTPONED UNTIL 22nd JUNE 2024 1pm On pulling up at this property, you will be enthusiastically enthralled with the character and charm of yesteryear in this tucked away private oasis you can call home. Invitingly oozing warmth and charisma with its wooden exterior and tin roof, this exceptional opportunity is not to be missed. A uniquely designed house, the origins of the building started out as a barn in the early 1900's, featuring high ceilings with exposed beams, and which is now the formal lounge room that you step straight into upon opening the double doors at the front. As the years have come and gone, owners have lovingly created purposeful spaces to continue its bespoke standing. The generously-sized living rooms flow freely from the lounge room to another sitting area complete with a wood heater, perfect for the kids to have their own domain or somewhere for you to curl up with a book, and then through into the spacious dining room and separate kitchen which boasts ample storage space, a picturesque window looking out over the sink, a dishwasher, a gas cook top and the oven sitting directly underneath. Whether you are an ardent chef or a budding cook, you will find pleasure creating delicious dishes in this spacious kitchen and showing off your culinary talents. Downstairs, you will also find a bathroom with a large bathtub and shower overhead, toilet and vanity along with two substantially-sized bedrooms, each measuring approximately 4.7 metres x 3.7 metres. A veranda stretches approximately 8 metres in length along the back of the house, directly through the back double doors. The impressive wooden stairs lead you to the main bedroom of decent proportions being 5.2 metres x 4.5 metres with a reverse cycle air-conditioner, a walk-in robe, and an en-suite with twin basins. To add to this, off the bedroom is a 4.6 metre x 2.5 metre snug/office/parents retreat/dressing room or potentially a room for a baby. So many options - you choose! Notably, the main bedroom has gorgeous french doors that open out onto the balcony where you can have your coffee, or sip a wine while soaking in the serenity of the property. Metres away from the main home is a potential treasure of a studio, calling artists to paint their masterpieces, a writer to complete that novel that has been sitting on the back-burner, a work from home family member to have an abundant area, or you may even wish to consider turning it into an income with a quaint Airbnb space. Whatever you decide, this spot is pleasing to the eye with a wooden exterior, and inside you will find a 6 metre x 6 metre open space, with a laundry and a bathroom, downstairs. Upstairs is a spacious bedroom of 6 metres x 3 metres, plus a storage area of the same proportions. With a rainwater tank at the back of the house and a 6 metre x 4 metre shed at the front, it would seemingly complete this property, however, on a separate title there is far more to enjoy with a large swimming pool sitting on approximately 598 m². With room at the front of the pool to build a complete house or a made to measure pool room, (STCC), the family can enjoy endless days swimming and sunning in this hidden gem of an area. Both of these properties are available for sale, together. There will be an open inspection on the 15th June from 1pm - 1.25pm. Best offers are being accepted until 12pm on the 20/6/24, unless sold prior. More to love. Lift the modern vinyl floor coverings to reveal wooden floorboards. Space galore. Steeped in history and character with which to continue building on. Capacious and secluded. Some 1,484 m² with both properties, combined (approximately). Super close to amenities, (within walking distance), to professional services, schools, and cafes. Situated on a no-through road. Community focused area. The not as lovable bits. The property needs work - expect to have to do what it takes. Painting and any other maintenance. The downstairs section of the studio was originally two rooms and maybe it could be reverted to that again. Photos will be added shortly, however, we appreciate that you are probably excited and want to get a better look earlier, so please contact the Agent for details. Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we do not accept liability for any errors or omissions including but not limited to a property's land size, floor plans and size, building condition, age, colours. Interested parties should make their own enquiries and obtain their own legal and financial advice.