

**15 Luders Street, McLaren Vale, SA 5171**



**Sold House**

Friday, 15 September 2023

15 Luders Street, McLaren Vale, SA 5171

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 635 m2**

**Type: House**



Amity Dry  
0438144224



Nick van Vliet  
0416088556

**\$763,000**

Offers Close Tue, 3rd Oct - 10am (usp) Tucked quietly away in the heart of McLaren Vale, the wineries and cellar doors that put your world renowned address on the map stand at the gum-studded doorstep of this neatly presented home with a secret at its north-facing rear... Exclusive access to McLaren Vale Primary School and none other than the Shiraz Trail. Featuring three nicely sized bedrooms and a custom Davis and Park kitchen between a duo of living zones; this light, bright and move-in ready home is a low-care dream for anyone craving a simple, comfortable life in one of South Australia's most picturesque and celebrated towns. Dust off the push bike and follow that trail to Willunga, stopping along the way for lunch and a glass of vino. Make a Sunday of it at nearby Pizzateca or take a drive to Port Willunga for a day at the beach. This is the best of South Australia, all at once. And it's all yours. • A much-loved, neatly presented home, inside and out • Dual living zones, including street-facing lounge room with cosy combustion fireplace • Stylish timber-look floors throughout • Three nicely sized bedrooms, all with built-in robes • Davis and Park kitchen with loads of storage and dishwasher • Large separate laundry • Efficient split r/c for year round comfort • Lock-up carport and additional off-street parking in front • Large, landscaped rear yard with cubby house • Ideally placed on a quiet tree-lined street in the heart of McLaren Vale • Walking distance from local shops, cafes, restaurants and cellar doors • Backs onto McLaren Vale Primary School and Shiraz trail walking/bike path • Less than 45 mins from the CBD Council - Onkaparinga Council Rates - \$3,074.22 pa SA Water Rates - \$74.20 pq Emergency Services Levy - \$133.15 pa Land Size - 635m<sup>2</sup> approximately Year Built - 1985 Total Build area - 197m<sup>2</sup> approximately Zoning - EN - Established Neighbourhood Ouwens Casserly - MAKE IT HAPPEN™ RLA 286513