

161 Pethick Road, McLaren Vale, SA 5171



House For Sale

Thursday, 25 April 2024

161 Pethick Road, McLaren Vale, SA 5171

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 8093 m2

Type: House



Nick van Vliet
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John Lewis
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\$1.795m - \$1.965m

Offers Close Tue, 14th May - 3pm (usp) This entertainer's dream is set between renowned McLaren Vale and Willunga Townships in one of Australia's favourite wine regions, just 10 minutes to Port Willunga beach and only 48 Minutes to Adelaide. This relaxed, 2-acre retreat offers a stunning 4-bedroom, 2-bath home, detached games room with wet bar, north-facing inground swimming pool, and fire pit area, making it an entertainer's dream. The gardens are well established and have automatic irrigation, and you can cancel your greengrocer's account. Wait until you see the mega veggie patch, fruit orchard, and chook run for a healthy, semi-self-sustainable living. There's also loads of shedding for your cars, caravan, boat, and equipment, including a 22 x 13m high clearance shed, an 11 x 9m triple car garage, a 9 x 6m shed, and a firewood lean-to. What We Love About the Property; Home; • Countryside and vineyard views from almost every window • Built in 1975 from double brick with lots of updates, ideal east-west orientation means the home is north-facing, enjoying lots of natural light and the warming winter sun • Soaring raked ceilings for a sense of space • The main living area has a cosy slow combustion heater to snuggle up to with a local wine in winter, ceiling fans for warmer days, and ducted cooling throughout for all-year-round comfort. • Indulge your culinary passions in the gourmet kitchen featuring marble countertops, top-of-the-line appliances including Electrolux induction cooktop, multifunction double oven, rangehood, dishwasher, double sink, microwave recess, breakfast bar, and lots of storage, all with a view over the pool to keep an eye on the kids whilst cooking. • Adjacent to the kitchen is the dining area with two skylights. • The main bedroom boasts a spacious walk-in robe offering ample storage, and the updated ensuite features a shower, toilet, and vanity. • Bedrooms 2, 3 and 4 are well separated from the main • The family bathroom has a shower, bathtub, and vanity. • Spacious laundry with trough and separate toilet, convenient access to outdoor decking, and plenty of storage in the hallway cupboard • Freshly painted throughout, new carpet in bedrooms and the living space. • 9.5 x 7.1m air-conditioned studio with high ceilings, Krix surround-sound speakers, north-facing windows, polished concrete floors, and a wet bar with sink and countertop. It would make the perfect party games room, artist studio, office, or future BnB conversion with additional plumbing nearby. • Insulation replaced in the home in 2012 (approx), insulation to studio. Outdoors; • A huge 11 x 9m triple-car garage with auto roller doors, a concrete floor, power, and lights offers ample space for your vehicles, storage, or other recreational activities. • The paved driveway also features an adjustable Gorilla basketball ring, which adds an extra element of fun for everyone. • Enjoy the sizeable inground fibreglass swimming pool, complete with heat pump to extend your swimming season, all pool equipment included, salt chlorination system, and L-shaped decking for sunbathing and relaxation • Firepit area for more family fun • Massive 22 x 13m high clearance workshop with 3 phase power and 9 x 6m shed with concrete floor, plus large firewood lean-to • Sheltered decking, with downlights, connects the house and studio, providing the perfect setting for outdoor entertaining and summer night dinners • Explore the massive vegetable patch in the gardens, providing a sustainable source of fresh fruit and vegetables, including Mulberry, Cherry, Nectarines, Plums, Tangelo, Lemon, Lime, Pomegranate, Pears, Apricot, Loquat, Grapefruit, Lemon, Feijoa, Guava, plus a Bay tree • Chicken coop for fresh eggs Services; • Mains power connected, 3 phase to shed • 13KW solar system and battery installed in 2019 • Mains water connected • 110,000L concrete rainwater tank for house and garden • 90,000L lined corrugated rainwater tank for house and garden • Infrared water filtration system • Aerobic Envirocycle septic system • Automatic reticulated watering system • Electric hot water system • NBN wireless internet • Split system a/c to studio • Slow combustion heating and ducted evaporative cooling to home Location; • Situated in the heart of the McLaren Vale wine region • 5 minutes to McLaren Vale amenities, including a shopping centre with Coles, Foodland, local cafes, restaurants, bakeries, wineries and more • 5 minutes to Willunga to enjoy the local eateries and Willunga Farmer's market • 10 minutes to Port Willunga Beach • 12 minutes to Seaford Railway station for city commuters or going to the football • 48 minutes to Adelaide CBD These kinds of blocks don't come on the market often, and they're perfect for easily managing yourself while enjoying the region's views without any of the responsibilities of a bigger property. Relaxed Country Life could be your next chapter. Come and check it out-you're going to love it! 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. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275403