

**174 Foggo Road, McLaren Vale, SA 5171**



**Acreage For Sale**

Wednesday, 1 May 2024

**174 Foggo Road, McLaren Vale, SA 5171**

**Bedrooms: 5**

**Bathrooms: 1**

**Parkings: 4**

**Area: 2 m2**

**Type: Acreage**



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## Contact Agent

A private and tranquil oasis boasting stunning views over your own and neighbouring vineyards and stretching across the valley in the distance makes this property extremely special and well worth a closer look - Inspections available by appointment -The lifestyle that this property and its location have to offer is worth some serious consideration. Located only a short distance from both the McLaren Flat and McLaren Vale townships with a multitude of quality shops, cafes and restaurants, good schooling options and so much more. This property is literally located in the heart of the iconic McLaren Vale wine region with plenty of fabulous wineries, Cellar doors and micro breweries nearby that all add to the appeal of this amazing part of the world.The property offers 5 acres of flat arable land, with approximately 4 acres of 35 year old Shiraz vines that the current owner is keen to buy back the fruit for a 5 year contract if the new owners are interested.The double brick home was originally constructed in the early 1980's and features a large open plan living area and lofty raked timber ceilings that really enhance the overall feel you get when you step inside. There have been plenty of tasteful updates and renovations to the home since it was built that I am sure will impress.The home consists of the huge open plan living space that includes a separate dining area, a lounge room space and an updated kitchen that overlooks another sitting area. The kitchen comes complete with moulded Corian bench tops and large soft close drawers. There is a 900mm Smeg oven with a 6 burner gas cook top, a stainless steel dishwasher, dual sink and an island bench that is ideal for both food preparation and entertaining. There are new glass sliding doors and large picture windows that frame stunning outlooks of the gardens and fabulous views from this part of the home.There are 2 generously sized bedrooms located at the Western end of the home and both come with built-in robes. The main bedroom has sliding door access that leads directly out to the side yard and pool area. At the other end of the home is where you'll find three additional bedrooms all located down the hall. The wet areas have all been recently and impressively renovated with a classy conventional designed bathroom, a separate toilet and a large laundry room that has a 2nd toilet which is handy.This home has split system air conditioning and a slow combustion wood heater to ensure that you, your family and guests are kept comfortable all year round. There is also the added bonus of having a solar panel system already installed to assist with those power bills.Outside features include amazing and extremely private side yard which is completely fenced off. There is a lovely lawn area and a well established easy care garden. There is a sparkling in-ground swimming pool in this section of the yard that really does make this space super impressive. There is a verandah that runs the length of the home that provides the most amazing spot to sit and have a morning coffee or an afternoon gin or wine and watch the sunset over your own vineyard and simply enjoy where you are.There is a large 6m x 4m (approx) garage that flows into another 6m x 4m (approx) workshop area or what is currently used as a barrel room and then another large 6m x 6m (approx) shed at the rear that could also be used as a rumpus/games area if required. There is a paved patio area at the rear of the home that overlooks the back lawn and an implement shed for extra undercover storage if needed.This property also benefits from being connected to mains water whilst also having its own Bore meaning that water availability is simply a non issue at this property.If you have been searching for a secluded small acreage property, this one is worth some serious consideration. The views, the privacy, the location and the lifestyle are all ultra impressive and difficult to get in the one property.For any additional information or for any assistance at all, please make contact with David Hams on 0402204841 or Mitch Portlock on 0431418516 anytime.- INSPECTIONS BY APPOINTMENT - 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 222182)