

# 174 Peters Creek Road, Kangarilla, SA 5157

Harcourts Wine Coast

## Sold House

Saturday, 16 December 2023

174 Peters Creek Road, Kangarilla, SA 5157

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 2 m2

Type: House



Carly Frost  
0883239300

**\$1,070,000**

Another SOLD by Carly Frost! Seeking a tree-change where serenity is guaranteed and there's plenty of room to spare? This stunning rural property promises an idyllic blend of seclusion without sacrificing convenience. Nestled at the base of Kangarilla's gently rolling hills, discover tranquility and space on this sprawling 2.402ha (5.9 acres approx) of land that delivers abundant country charm and fresh, modern appeal. Boasting a spacious floorplan set across two levels, the home offers a seamless blend of classic and new. Featuring four generously proportioned bedrooms, two bathrooms and two living zones, both function and comfort are catered for, while multiple split systems and a cosy combustion heater provide easy climate control year-round. Versatile and welcoming, the large modern kitchen is punctuated by warm timber trim, superior stainless steel appliances and ample storage, with an island bench allowing for relaxed casual connection with the open plan living zone. A sumptuous master bedroom also beckons, flanked by a sun-drenched sitting room with timeless leadlight trim - perfect for lazy cuppas or curling up with a book - and the ability to step straight out to the leafy garden beyond. Upstairs, it's all about dual living potential. Polished timber floors set the scene within a sunlit living zone, and you'll enjoy gorgeous vistas from every window. A modern kitchenette is a handy addition, while two bedrooms share a balcony that offers lush views of the surrounding hills. Whether for family or guests, it's a space that promises peace and privacy. And outdoors, there's still more to enjoy. Wrapped in thriving greenery, a shady timber-decked verandah, ideal for memorable family gatherings, and there's sufficient scope to consider the addition of an in-ground pool, undercover entertaining zone or your dream alfresco kitchen (STCC). If it's storage you're after, not one, but several sheds are available too, with a huge powered & plumbed workshop and adjoining tractor shed ready to house just about anything from cars and caravans to boats, machinery or trailers. And with practicality in mind, a 16-panel solar array combined with onsite bore and vast 230,000L rainwater storage helps ease utility bills. While serenity is assured, the conveniences of McLaren Vale - shops, schools, healthcare and more - remain within arm's reach. Whether you fancy a leisurely stroll through nearby Kuitpo forest, a weekend visit to world-famous wineries or a beach day anywhere along the Fleurieu's spectacular coastline, it's all just minutes away. And for days when the city calls, the CBD is just 45 minutes from home. This property is more than just a home; it's a lifestyle. Secure your tree-change today - call Carly to schedule an inspection.

**Why You'll Love It**

- Beautifully updated property nestled at the foot of the rolling hills, wrapped in established gardens with a gorgeous rural outlook
- Lovely original home with modern extension and fresh updates across two levels

**DOWNSTAIRS**

- Large kitchen with warm timber trim, 900mm stainless steel gas cooktop & electric oven, island bench, stainless steel dishwasher, stainless steel splash back and range hood & pantry
- Adjacent living zone with floating timber-look floors and combustion heater
- Master bedroom with gorgeous sunroom/sitting room, trimmed by leadlight windows, external access and a lush outlook
- Second bedroom with classic slate flooring and built-in storage
- Bathroom with shower, vanity and toilet

**UPSTAIRS - Dual Living Potential**

- Sunlit living zone with polished timber floors and elevated views
- Kitchenette with potential to be converted to a full kitchen
- Bedroom 3 with French doors to balcony + walk in robe
- Bedroom 4 with French doors out to balcony
- Two-way bathroom with frameless shower, vanity and toilet

**OUTDOORS**

- Lush, established gardens
- Shady, timber decked verandah
- Lovely outdoor kitchen / shaded zone with lead light paneling
- Huge powered shed, (233m<sup>2</sup>) concreted and plumbed with 2 phase power and secure roller door
- Adjoining tractor shed
- Chicken coop

**EXTRAS**

- 16 panel solar array + inverter (3.4kw)
- Combustion wood heater
- 2 x split system reverse cycle air conditioners
- Electric hot water system
- 230,000L rainwater storage
- Bottled gas
- Onsite bore
- Septic system
- Ample storage inside and out

**A Stunning Location**

- Onkeeta walking trail (~3 min)
- Kangarilla township & primary school (~5 min)
- Kangarilla sporting hub (~6 min)
- Kuitpo Forest walking & bike trails (~8 min)
- McLaren Flat primary school (~9 min)
- McLaren Vale township (~15 min)
- Moana's spectacular drive-on beach (~26 min)
- Seaford beach & surf reserve (~28 min)
- Adelaide CBD (~45 min)

Disclaimer: 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)