

2/16 Kangarilla Road, McLaren Vale, SA 5171

Sold House

Saturday, 25 November 2023

2/16 Kangarilla Road, McLaren Vale, SA 5171

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 449 m2

Type: House



Kate O'Rourke
0401037476

\$748,500

Another SOLD by Kate O'Rourke! Introducing Your Dream Oasis in the Heart of McLaren Vale! Step into a world of contemporary luxury with this exquisite gem, meticulously crafted by Statesman Homes in 2021. Spanning an impressive 230m² (approx.) this residence includes the garage and alfresco area, all nestled on a sprawling 449 square metre block. Parking is a breeze with room for 5 cars 2 in the garage, (with a convenient remote control garage door), and 3 in the driveway. The property also offers coveted space for trailer or caravan parking. A newly completed aggregated concrete driveway welcomes you, while easy access to the rear yard from the side ensures seamless outdoor living. Inside, discover a functional open-plan floorplan that harmonizes seamlessly with a light-filled lounge room at the front of the home, complete with a cosy electric heater. The heart of this dwelling is the beautifully appointed modern kitchen, featuring a stone effect benchtop, ceramic cooktop, electric oven, and generous storage, accentuated by feature lighting that sets the ambiance perfectly. Relish in the comfort of the spacious master suite at the rear of the home, graced with a luxurious ensuite and a walk-in robe. Additional built-in robes adorn the second and third bedrooms, while the generous main bathroom boasts a large bath for your relaxation. Quality floating floorboards sprawl throughout the home, providing a touch of elegance and ease of maintenance. The north-facing alfresco area under the main roof, complete with LED downlights and feature flooring, beckons for endless hours of outdoor enjoyment. The backyard offers ample space to entertain, complemented by built-in seating and a striking feature fence. Stay comfortable year-round with zoned, ducted reverse cycle air conditioning, and delight in the warmth provided by the electric heater in the front lounge room. An instantaneous hot water system and 16 solar panels generating 6.6kW ensure efficient living, further complemented by bottled gas. Elevate your lifestyle with views to local vineyards and wineries right from your doorstep, adding a touch of sophistication to your everyday living. This residence promises a harmonious blend of contemporary design, modern functionality, and breathtaking aesthetics. This stunning home offers a wealth of features, and its location is equally enticing. Within walking distance to McLaren Vale township and renowned restaurants, you'll have the best of the region's offerings at your fingertips. A 45 minute commute to the city, plus stunning beaches such as Port Willunga just 10 minutes away, ensures a relaxed and fulfilling lifestyle. Don't miss this exceptional opportunity, as homes of this calibre and location do not last long. Contact Kate O'Rourke on 0401 037 476 for more information. Indulge in the allure of historic McLaren Vale while savouring the comfort and elegance of your new home. Welcome to a life of beauty and convenience! Why we love this property:

- Built by Statesman Homes in 2021
- 230m² build including the garage and alfresco area
- Room for 5 carparks
- Room for trailer or caravan parking
- Easy access to the rear of house yard from the side
- 3 bedrooms, 2 bathrooms
- Functional open plan floorplan, plus a huge lounge room at the front of the home, complete with gas heater
- Beautifully appointed modern kitchen with stone effect benchtop, ceramic cooktop and electric oven
- Generous storage in kitchen, plus feature lighting
- Spacious master suite at rear of the home with luxurious ensuite and WIR
- Built in robes in second and third bedrooms
- Generous main bathroom with large bath
- Quality floating floorboards throughout the home
- North facing alfresco area UMR with LED downlights and feature flooring
- Backyard has plenty of space to entertain, complete with built in seating and feature fence
- Zoned, ducted reverse cycle air conditioning, plus a gas heater in front lounge room
- Instantaneous hot water system
- 16 Solar panels; 6.6kW to offset your electricity bills
- Bottled gas
- Views to local vineyards and wineries from your doorstep
- Secure and quiet (fully fenced) allotment (with community title) amongst quality homes
- Zoned to the popular McLaren Vale Primary School
- Walking distance to restaurants, bakery and world-class wineries
- Walking distance to the McLaren Vale township and all amenities
- 10 Minutes' drive to local beaches
- 45 minute drive to Adelaide CBD

Don't miss out on this unique opportunity! Call Kate O'Rourke today on 0401 037 476.