

**2/20 Aldersey Street, McLaren Vale, SA 5171**



**House For Sale**

Wednesday, 12 June 2024

2/20 Aldersey Street, McLaren Vale, SA 5171

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 225 m2**

**Type: House**



David Hams  
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Mitch Portlock  
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## Under Contract

Tucked away with only two other units this spacious 3 bedroom free standing unit/homette has a single carport and is a must inspect for all buyers looking to live or invest in one of SA's best locations. Close to quality schooling options, shops, medical facilities, public transport and in the heart of the famous McLaren Vale Wine Region, you're going to love what living in this area provides. The common driveway leads down to the unit and you immediately notice how private and peaceful this spot is. The low maintenance front area of the unit is welcoming and provides a neat and tidy 1st impression. Walking through the front door you're greeted with a good sized lounge room with a split system a/c unit and ceiling fan for year round comfort. The lounge room flows through to the Kitchen that offers an electric cooktop freestanding oven, s/steel sink, filtered water tap and ample bench and cupboard space. There is a breakfast bar that overlooks a good size dining area with a ceiling fan and direct access via sliding glass doors to the private rear patio. The hallway off the lounge provides access to the Master Bedroom containing Ceiling Fan and BIR, 2 good sized bedrooms with BIR, a bathroom with seperate toilet and laundry room with rear access. Outdoor access can be gained through either the laundry or the Dining area. Outside there is a greenhouse/fernery, garden shed and paved patio area for entertaining guests and enjoying the serenity that this exceptional location provides! Other features of the home include NBN, electric H/W service and low maintenance and easy living at its finest, you wont want to miss this opportunity. Perfect for a range of different types of buyers including 1st time buyers, investors, couples and an ideal downsize or retirement option. For any additional details or assistance, please call David on 0402204841 or Mitch on 0431418516 anytime. 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)