

220 Blewitt Springs Road, McLaren Flat, SA 5171

**NOAKES
NICKOLAS**

Sold House

Thursday, 18 January 2024

220 Blewitt Springs Road, McLaren Flat, SA 5171

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 3 m2

Type: House



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Matt Brook
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Contact agent

How do Beresford Estate, Woodstock Wine, Vale Brewing and Kay Brothers sound for neighbours? Favourably located between Blewitt Springs and McLaren Flat just three minutes from the main street and six minutes from that of McLaren Vale, this established three-bedroom home on a spacious yet manageable 3.12 hectare allotment offers an exciting opportunity to make a home in the heart of the celebrated McLaren Vale wine region. Presenting as a fabulous blank canvas behind a charming façade, established trees and agapanthus, settle in wine country while a short drive to the sprawling beaches of the spectacular suburban coastline. Enter into the carpeted living room and take in a generous sun-kissed living space wrapped in windows, with a fireplace set in stone ready to warm your sanctuary in the cooler months. Central to the home, a fresh and white galley kitchen provides everything you need to cook up a storm, including a gas cooktop, with plenty of storage to boot. Enjoy easy flow through to the dining, sunroom and verandah beyond, a fabulous spot for outdoor entertaining and dining Alfresco alike. Down the hall, three double bedrooms provide spacious sleeping quarters, with built-in robes for two, and polished pine floors bringing a contemporary touch. A well-maintained original bathroom includes a family-friendly bath, while a handy second W/C can be accessed via the verandah. Enjoy an all-Aussie outlook over your land, punctuated with towering gums that bring a sense of calm and connection to the land. This very special property is ready to give you a new lease on life in McLaren Flat. Settle into this friendly community and spend weekends getting to know local wineries, destination dining and taking in new vistas across the vines. Enjoy a satisfying life twenty minutes to the beach and fifty to Adelaide's CBD from Blewitt Springs Road. More features to love: -Reverse cycle split system A/C and fireplace to lounge plus ceiling fan -Double carport and further off-street parking -Large shed -Rear access onto Ingoldby Road -Two rainwater tanks plumbed to kitchen, laundry and bathroom -Close to McLaren Flat Primary, Tatchilla Lutheran College, Woodcroft College and Willunga High -11km to Moana Beach and 28km to the Adelaide CBD Land Size: 3.12 hectares (7.70 acres) Frontage: 205m Title: Torrens Council: City of Onkaparinga Council Rates: \$2740 PASA Water: \$74.20 PQ + Usage ES Levy: \$177.10 PA Disclaimer: all information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.