

# 23 Valley View Drive, McLaren Vale, SA 5171

## House For Sale

Tuesday, 21 May 2024



23 Valley View Drive, McLaren Vale, SA 5171

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Area: 780 m2**

**Type: House**



Nick van Vliet  
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**\$849k - \$899k**

Offers Close Tue, 11th Jun - 3pm (usp) Built to stand the test of time, this huge 289sqm double brick family home is set on a generous 780sqm corner block. Featuring 4 bedrooms, 3 bathrooms, 2 living rooms, well-appointed kitchen plus formal dining, this residence offers plenty of space for the whole family. What We Love About The Property; Home; Split level home with grand 3m ceilings throughout most of the home The lounge room is the perfect space to relax and unwind, complete with wet bar and storage cabinet Formal dining room, perfect for hosting dinner parties and situated far enough away from the children's bedrooms if your guests get a bit rowdy after a few local wines Open plan kitchen/living area provides plenty of storage with quality appliances including electric oven and grill, cooktop, rangehood, Miele dishwasher, corner pantry, puratap and water to fridge, this space overlooks the living room and is great to be able to keep an eye on the kids while preparing dinner Immense main bedroom comes with large bespoke wardrobes, ceiling fan and ensuite with large shower, vanity and toilet Bedrooms 2, 3 and 4 are all large, all with ceiling fans, two include built in 'robes The family bathroom boasts a corner vanity, large mirror, shower, and a heat light Separate toilet, with hand basin The laundry is generous and thoughtfully designed, while offering ample storage space Conveniently located near the garage, is the 3rd bathroom, complete with shower, vanity and toilet, the perfect space for the kids to wash up from a day out at sports or the beach, keeping the house nice and tidy Outdoors; Low maintenance gardens including various shrubs and trees Fully fenced back yard with lush lawn, allowing pets and kids to play safely Fruit trees include 2 lemon, peach, mandarin and fig tree Huge 10.5m x 6m 4 car garage under main roof, with the added convenience of kitchen cupboards and sink Side access gate, the perfect place to store your boat or caravan Services; Mains power connected plus 21 solar panels Updated 4000L septic tank connected to common effluent Solar hot water service with electric boost Mains water connected NBN internet connected Fully ducted zoned reverse cycle heating/cooling throughout Location; Located in the heart of McLaren Vale wine region McLaren Vale amenities including shopping centre with Coles, Foodland, local cafe's, restaurants, bakeries, wineries and more 9 minutes to Willunga to enjoy the local eateries Willunga farmer's market 10 minutes to Seaford Railway station for city commuters or going to the football 14 minutes to Aldinga Beach 16 minutes to Moana Beach 40 minutes to Adelaide CBD Seize the chance to elevate your lifestyle and enjoy living in the renowned McLaren Vale wine region. Whether you're unwinding indoors, or soaking in the scenery and attractions outdoors, this property offers a perfect blend of space and functionality. Don't miss the opportunity to make this McLaren Vale gem your own. Come check it out; you're gonna love it! Certificate of Title - 5244/751 Council - Onkaparinga Zoning - Established Neighbourhood Year Built - 1985 Land Size - 780m<sup>2</sup> Total Build area - 306m<sup>2</sup> Council Rates - \$3,767.64 pa SA Water Rates - \$74.20 pq Emergency Services Levy - \$184.55 pa All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275403