

**25 Kangarilla Road, McLaren Vale, SA 5171**

**House For Sale**

Wednesday, 6 December 2023

25 Kangarilla Road, McLaren Vale, SA 5171

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1044 m2**

**Type: House**



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**\$695,000 - \$745,000**

This charming house is now available for sale, offering a fantastic opportunity to own a beautiful property in this highly sought-after location. Built in 1952, this house exudes character and charm, with a building area of 146sqm. The well-maintained interior features a comfortable living space and plenty of natural light throughout. Offering 3 bedrooms plus a study, formal living at the front of the property, large spacious kitchen with plenty of bench & cupboard space; which overlooks the open dining area. 1 bathroom, and 2 toilets, this house is perfect for families or those who enjoy having extra space. The property also boasts a generous land area of 1044sqm (approx.), with a 20.1m frontage (approx.) providing ample room for outdoor activities and potential future developments. For those with vehicles, the property offers plenty of parking & drive through access to a garage, ensuring convenience and security. Extra features include • Heating & cooling • Built in robes in master & bedroom 2 • Large laundry with second toilet • Floorboards throughout • Large garage/ man cave • Fully fenced Located in the heart of McLaren Vale, this property is surrounded by stunning vineyards, picturesque landscapes, and a vibrant community. Enjoy the renowned wineries, local restaurants, and cafes just a short distance away. Presenting a fantastic opportunity for buyers looking to invest in a property with great potential. Don't miss out on this chance to own a piece of McLaren Vale's beauty and charm. Contact us today to arrange a viewing and make this property your own!