

34 Perry Street, McLaren Vale, SA 5171



House For Sale

Friday, 29 March 2024

34 Perry Street, McLaren Vale, SA 5171

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 674 m2

Type: House



David Hams
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Mitch Portlock
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Contact Agent (Price guide \$749k)

This property is located in a fantastic location, just a short stroll to all that is on offer in the Main Street of McLaren Vale with easy access to restaurants, cafes, shops, the newly refurbished Vale Hotel, Wineries, Cellar doors and more...Set on a 674m² corner allotment with double gate side access and free of any Easements and/or Encumbrances makes this property ideal for buyers needing additional parking, storage for caravans or work vehicles or for potential sub division or development in the future (STCC).This property boasts a strong street appeal with a front verandah overlooking a neat and well established front yard. Upon entering the home, the separate entrance flow into the L-shape form lounge room that also has an outlook over the front yard and even sneaks in some iconic local vineyards in the distance. There is a study nook area or what could be used as a dining or meals area if required.The kitchen is very neat and comes with a stainless steel oven, an electric cook top and a walk-in pantry. The kitchen overlook the additional living/dining room that boasts lofty cathedral timber ceilings that really add to the appeal of this space. There is a slow combustion heater located in this section of the home and there are sliding glass doors that lead out to the huge outdoor area which is ideal for when entertaining.Down the hallway is where you'll find the three bedrooms. The main bedroom has large built-in robes, bedroom 3 also has robes, bedroom 2 is a good size and all have ceiling fans. There is a conventional bathroom, a separate toilet and a rear laundry room that flows out to the rear patio area.There is a ducted air conditioning system throughout the home and as previously mentioned a slow combustion heater for the cooler months of the year. There is also the added bonus of having a solar panel system already installed.Outside improvements include a double garage that is accessed via dual roller doors and side access via double gates allow for plenty of secure off street parking. The outdoor entertaining area is a great size and is very private. This is a great place to either entertain or relax. There is a garden/tool shed in the back yard that has an easy care, low maintenance appeal.This property is located in an ideal spot to take advantage of the amazing lifestyle that McLaren Vale has to offer. Located with easy access to a number of schooling options, local shops, a number of cafes and restaurants and obviously some famous wineries, cellar doors and micro breweries.This property could suit a range of different buyers including young couples and families, downsizers and investors. Currently tenanted with great Tenants.For any additional information or for any any assistance, please call David Hams on 0402204841 or Mitch Portlock 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)