

# 34 Richards Road, Willunga, SA 5172



## Sold House

Friday, 22 December 2023

34 Richards Road, Willunga, SA 5172

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 886 m2

Type: House



Nick van Vliet  
0416088556



John Lewis  
0429130444

**\$970,000**

Another property sold. Please contact Nick or John for all your property advice. Unlock the quintessential Willunga lifestyle with this exceptional property, perfectly positioned within a leisurely stroll from the beloved High Street. Immerse yourself in the vibrant heart of this historic township, inviting you to indulge in the finest culinary experiences, explore artisan crafts, and soak up the community's warm embrace. Experience contemporary living at its best in this spacious 4-bedroom, 2-bathroom family home, situated on a large 886sqm flat parcel. Step inside to find a well-thought-out floorplan, complete with a formal lounge and a sprawling open plan living, dining, and kitchen area overlooking the magnificent lush gardens. French doors beckon you to the glory vine-draped gazebo, where you can host unforgettable alfresco gatherings. This property offers the perfect blend of comfort and convenience, making it an ideal choice for modern living.

**What We Love About The Property;** Home: This classic style home, constructed in 2001, boasts exceptional curb appeal. The entry hallway and formal lounge feature coffered ceilings, adding an elegant touch. The spacious formal lounge is enhanced by a captivating gas flame heater. Colonial architraves and cornicing contribute to the home's distinctive charm. The expansive open-plan living, dining, and kitchen area is flooded with natural light, thanks to the abundance of windows and 3 sets of French doors that offer scenic views of the meticulously manicured gardens and alfresco entertaining area. The galley kitchen features a large island bench with high-quality engineered stone countertops and a breakfast bar, as well as an undermount sink, a chef's delight stainless steel bench, and wall cupboards with ample storage, including pot drawers. The kitchen is equipped with stainless steel Miele appliances, including a 600mm gas cooktop, integrated rangehood, electric oven, and dishwasher. The main bedroom retreat is generously sized, complete with carpets and a spacious walk-in robe with banks of drawers. The ensuite boasts a shower, vanity with under-bench hamper storage, toilet, and a ceiling heat lamp/light. Bedrooms 2, 3, and 4 are all generously proportioned, featuring carpeted flooring and window blinds. Bedroom 2 offers a substantial walk-in robe with wall-to-wall shelving, while bedrooms 3 and 4 come with built-in robes. The family bathroom is oversized, with ample bench space and a unique two-tier vanity. It also includes a shower, an inset bath, and a toilet. The laundry room is spacious and includes an inset trough, with plenty of room to incorporate built-in cabinetry. The double garage features a double panel lift door, a single roller door at the rear, and internal access to the kitchen for added convenience.

**Outdoors;** Exquisite 8 x 4.3m glory vine-draped gazebo adorned with elegant paving, creating an ideal setting for alfresco entertaining. Discover the beauty of meticulously maintained, low-maintenance gardens, featuring a captivating Yankalilla stone pebble pathway that leads to the enchanting rear gardens. Embrace the joys of gardening with a delightful vegetable patch, flourishing fruit trees, and a dedicated compost bin. Generous 6 x 5m workshop with a concrete floor and single-phase power.

**Services;** Mains power connected. 9x solar panels for reduce power bills. Mains water connected. 1,000L rainwater tank. Common Effluent system. 2x 45kg gas bottles. New electric hot water service. Ducted R/C Zoned Air Conditioning. NBN connected.

**Location;** Within an easy walk to schools, shops, cafes, markets and the 3 pubs. Be amongst renown cellar doors in the McLaren Vale wine region. 9 minutes to McLaren Vale. 11 minutes to Aldinga Beach. 16 minutes to Seaford. 49 minutes to Adelaide CBD. This timeless property awaits you, take the first step towards experiencing the best of Willunga living. Come check it out; you're gonna love it!

Certificate of Title - 5830/51 Council - Onkaparinga Zoning - TN - Township Neighbourhood Year Built - 2001 Land Size - 886m<sup>2</sup> Total Build area - 275m<sup>2</sup> Council Rates - \$3,686.06 pa SA Water Rates - \$74.20 pq Emergency Services Levy - \$121.05 pa Ouwens Casserly - MAKE IT HAPPEN™ RLA 275403