

35 Summer Street, McLaren Flat, SA 5171

House For Sale

Tuesday, 21 May 2024



35 Summer Street, McLaren Flat, SA 5171

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 473 m2

Type: House



Nick van Vliet
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John Lewis
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\$799k - \$869k

Offers Close Tue, 11th Jun - 3pm (usp) Nestled amongst quality homes in a leafy street of McLaren Flat, this home has a lot to offer. Built by Rossdale Homes at the inception of the Orchard Estate in McLaren Flat, the home has been in the hands of the current owners for four years, who have made extensive renovations to the property. What We Love About The Property; Home; • Freshly painted • The entry passage leads to the first living area, currently set up as a home theatre. This is a versatile area with endless possibilities • The kitchen has been totally remodelled by kitchen company Toser Design. Quality engineered stone benchtops, laminate cupboards with soft close drawers throughout, including behind all cupboard doors. The recycling centre cupboard incorporated in the design is fabulous, as is the island unit's large uninterrupted benchtop which will appeal to the baker or chef of the family. Induction cooktop, electric fan forced oven, in-built rangehood and convection microwave complete this great space • Adjacent to the kitchen is the second living area. This area has a northerly aspect and has beautiful morning light filling the room creating a very relaxing ambience. This family area overlooks an undercover decked area and garden with mature trees and incredible bird life • The master bedroom is located at the front of the home overlooking mature trees and a rose garden which incorporates a low gabion wall. The master suite accommodates any size bedding arrangement and is complemented by a personal walk-in robe and ensuite • The sparkling ensuite features a sleek vanity and corner shower, complemented by an updated toilet and heater/fan/light for modern convenience • Two of the remaining bedrooms are currently set up with double beds. Both have built-in robes and are of good proportions • The fourth bedroom has been set up as a home office, however, is able to be converted back to the fourth bedroom without issue. All bedrooms are carpeted • Both the main bathroom and ensuite have updated vanities and back to wall toilets for easy cleaning • Upgraded laundry with overhead and under bench cupboards, complete with laundry sink, laminate benchtop and space for a washing machine and dryer • The main flooring throughout is commercial plank vinyl flooring, which is quiet and soft underfoot, and is easily maintained

Outdoors; • Attractive front yard with low maintenance shrubs and feature gabion rock wall • Double car garage with remote access and handy internal access into home • Lazerlite roofed undercover entertainment area with merbau hardwood deck, sit outside with a cuppa and hear the birds sing • A handy 4m x 1.6m garden shed to keep all your tools neat and organised • Well established fully enclosed back yard with lovely lawn and garden area, the perfect space for kids and pets to play

Services; • Mains power and water connected • 13.5kW (40 panel) solar system with inverters situated in the double garage, which assists with the electricity bills • Common effluent septic system • New electric hot water system • Rainwater tank plumbed to gardens • NBN connected for internet access • Fully ducted reverse cycle heating/cooling installed 2020

Location; • Located in the heart of McLaren Vale wine region • 3 minutes walk to the McLaren Flat Primary school and general store for the best coffee, and further cellar doors and brewery within walking distance also • 6 minutes drive to McLaren Vale amenities including shopping centre with Coles, Foodland, local cafe's, restaurants, bakeries, wineries and more • 11 minutes to Willunga to enjoy the local eateries Willunga farmers market • 20 minutes to Aldinga Beach • 47 minutes to Adelaide CBD

Overall, a lovely home in an excellent location setting. Close to McLaren Vale, Willunga, Aldinga and Port Willunga beaches. Quality schools, restaurants and wineries on the doorstep. Only a short 40-minute drive to Adelaide City Centre, this home represents the best of rural community living with easy access to the city. Come check it out; you're gonna love it!

Certificate of Title - 6023/860 Council - Onkaparinga Zoning - TN - Township Neighbourhood Year Built - 2010 Land Size - 473m² Total Build area - 196m² Council Rates - \$3,196.59 pa SA Water Rates - \$74.20 pq Emergency Services Levy - \$142.20 pa

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