

# 46 Wigley Drive, McLaren Vale, SA 5171



## House For Sale

Friday, 1 December 2023

46 Wigley Drive, McLaren Vale, SA 5171

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 756 m2**

**Type: House**



David Hams

**\$799k - \$839k**

This tastefully updated home is nestled amongst other quality residences in one of the most appealing and tightly held Estates in McLaren Vale and is worth some serious consideration...Located in the private Serafino or McLaren's on the lake Estate, which boasts tree lined streets, and no through roads that make this estate extremely private. It has easy access to the Linear Park walking/bike track that leads directly into the Main street of 'The Vale' that offer a number of fantastic cafes and eateries, medical practices, local shops and so much more. This property features a double driveway that leads into a single garage accessed via a roller door, with additional off street parking available. There are double gates that provide extra storage for additional vehicles, trailers or perhaps a caravan or boat. The separate entrance flows through to the L-shape lounge and dining area that comes with a ceiling fan and a slow combustion heater. There are sliding glass doors that lead directly out to the rear outdoor area. The central kitchen has been impressively renovated with a Davis & Park kitchen that offers stainless steel appliances including a large 900mm oven with gas cook top and range hood and a dishwasher. There is good bench and cupboard space including a walk-in pantry and a dual sink that has a lovely outlook via an impressive bi-folding kitchen window that frames a view of the rear yard whilst at the same time connects seamlessly with the outdoor living space, ideal for when entertaining. Next to the kitchen is a versatile space that could be utilised as a large dining/meals area, or another separate living or family room if needed. There are sliding glass doors that lead out to the rear patio from this area of the home too. This home features four bedrooms, the main is located at the front of the home and comes complete with a walk-in robe, a classy and recently renovated ensuite bathroom and a ceiling fan. Bedrooms 2, 3 and 4 are all located off the rear hallway and all have ceiling fans too. The rear section of this home is serviced by a very neat 3-way designed main bathroom with a feature timber vanity which is also impressive. There is a rear laundry room that has also been tastefully renovated. At the front of the home is a separate home office or study that could be used as a smaller 5th bedroom if required. This home has the added benefit of having ducted reverse cycle air conditioning throughout, NBN has been connected and a solar panel system has been installed. Out the back has a large verandah that stretches along the entire rear of the home and overlook the rear yard. There is a nice leafy outlook from this area too. The back yard offers a nice lawn area, with a fantastic veggie garden and a tool/garden shed in the back corner of the yard. The entire yard is very well fenced and feels private, ideal for kids and pets. The lifestyle that this property and its location can provide is worth some serious consideration. This property could be suited to a wide range of buyers and I am sure an inspection will not disappoint. For any additional information or assistance, please call David Hams on 0402204841 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)