

5 Swift Grove, McLaren Flat, SA 5171

Sold House

Friday, 1 September 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 1036 m2

Type: House



Nick van Vliet
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John Lewis
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\$1,505,000

Another property sold. Please contact Nick or John for all your property advice. Designer home on 1036sqm with wetland views. Designed for natural light, passive energy use, comfort and luxury, this bespoke home is well positioned to enjoy tranquil wetland water views. Well over 400sqm in total, the design and high ceilings accentuate the resort style feel this magnificent home offers. 2 large living areas and home theatre are your internal living spaces, the internal courtyard, superb decked under main roof alfresco complete with outdoor kitchen and private rear garden will draw you outside to enjoy the Country township environment. What we love about the property:

Indoors:

- Appealing courtyard entry leads to French doors that open out into a very spacious and light filled entrance
- 2.7m high square set ceilings and abundant natural light
- Several living areas including open plan living/ dining/ kitchen with stacker doors leading to alfresco entertainment area
- Designer kitchen with acrylic benchtops, state of the art Miele appliances including induction cooktop, rangehood, oven, steam oven, coffee maker, and integrated dishwasher
- 4 metre long island bench with stainless steel sink and breakfast bar, large walk-in pantry/ Qazi Butler's kitchen with built-in cabinetry, benchtop and wine rack
- Spacious laundry adjacent to kitchen, also with acrylic benchtop, insert stainless steel sink and built-in cupboards
- Home theatre with included wall mounted TV, sub-woofer, current seating and coffee tables
- Opulent main bedroom with fantastic views to the wetlands, large fully fitted walk in robe and spacious ensuite with twin vanity, double shower, floor to ceiling tiles, heat lamps and separate toilet
- Bedrooms 2, 3 and 4 are all large with built in wardrobes and are located in separate wing
- Stunning family bathroom with floor to ceiling tiles, twin vanities, spa bath, shower, heat lamps, separate toilet and adjacent linen press
- Designated study with built in media cabinet with included home media centre. Study faces own courtyard for extra natural lighting, perfect space for working from home
- Quality porcelain tiles throughout, carpet to home theatre and bedrooms
- Home built in 2011 with steel frame and Hebel construction

Outdoors:

- Attractive low maintenance front yard and exposed aggregate concrete driveway and paths
- 4 car garage under main roof with auto panel lift door and internal access into home
- Caravan carport
- Under main roof Kapur decked entertainment area complete with included built in barbeque, outdoor kitchen with sink, hot & cold water, plus wine/beer fridge and Krix outdoor speakers. There are pull down shade blinds for year 'round shelter, this is one of the best outdoor entertainment areas you will see, overlooking the rear lawn and wetlands
- Internal decked courtyard, great for an atrium or sheltered spot to enjoy some fresh air out of the wind. All pot plants throughout the home are included
- Rear lawned area, designated raised vegetable growing beds, herb garden, plus fruit trees including apricot, peach, plum, mandarin, Kaffir lime and Tahitian lime

Inclusions:

- Home media system including iPad control
- 2 wall mounted TV's
- Outdoor kitchen, BBQ plus wine/beer fridge
- Home theatre with sub woofer, lounge chairs, system and 2 coffee tables
- Outdoor modular lounge suite and dining setting
- All pot plants
- Fire pump and hose
- All fixtures and fitting
- Dishwasher

Services:

- Clipsal Cbus home automation system to control lighting, sound, surround sound, TV, and irrigation
- Mains power including 3 phase
- 4.5KW solar panels with 49c feed in tariff
- Mains water plus 16,000L litres rainwater with fire pump and hose
- Common effluent sewer
- NBN fibre to premise internet and 2 included wifi boosters
- Fully ducted and zoned 3 Actron 3 phase reverse cycle air conditioning throughout with control panels in family room and main bedroom
- Cricks Soundsystem throughout
- Security system plus 4 Video cameras connected to phone
- Energy efficient heat pump hot water service
- Irrigation system

Location:

- McLaren Flat's most prestigious estate
- Located in the McLaren Vale wine region
- Close to Wineries, Breweries, Distilleries and restaurants
- Easy walk to McLaren Flat Primary school, sporting facilities, community centre and bakery
- McLaren Vale township 7 minutes drive
- Willunga and markets 11 minutes
- Maslin Beach 14 minutes
- Adelaide CBD 50 minutes

Live the good life in style, luxury and comfort with passive energy design, solar power and rain water ensuring very low running cost. Come and check out this amazing home and garden, you're gonna love it.

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