

6 Clystlands Street, Meadows, SA 5201

ADCOCK

Sold House

Saturday, 12 August 2023

6 Clystlands Street, Meadows, SA 5201

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 802 m2

Type: House



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\$640,000

Here's how to reap the best of all worlds: country themes, cottage gardens, modern upgrades, and uplifting alfresco downtime in "Alumuna" - a 4-bedroom home beautifully wedged between the Adelaide Hills, Hahndorf, and McLaren Vale. Its where small-town vibes meet a rich past, rolling pastures, and Meadows main street all a pretty stroll from this immaculate 802sqm* parcel. Idyllic and ideal for the empty nester, investor, or active retiree; a family-sized home led by muted hues, a captivating warmth, and filled with a praise-worthy list of lifestyle extras - from new carpets, indoor and outdoor quality blinds to split system comfort, security screens, and 7.9kW of solar - all in valuable addition to the new kitchen hero with soft-closing joinery and an induction cooktop. Parking its serene 4-bedroom wing left of entry, the floorplan assembles its substantial stretch of sunlit living and dining around the sparkling cook's zone where the next feast is outdoors - the alfresco co-existing with leafy privacy and distant hills views. Around you, replenished grounds of bird-attracting natives, camellias and vegies give a green thumbs up to garden therapy, while secure garaging, a detached workshop and practical carport promise the work van, trailer or horse float are also considered. Each bedroom offers storage, bedroom 2 shuffles guests and office papers, and the heritage-style main bathroom splits 3 ways for family convenience; the forward master outranks them all with a walk-in robe and ensuite. And while "Alumuna" means "our home," Meadows translates to one very wholesome country homecoming. You'll forget the city in a town renowned for its annual Easter Fair, bakery and cool climate wineries, for a 20-minute dash to historic Strath or Mt. Barker, and for those who know the good life when they see it, simply follow the friendliest 'hello' ... Meadows will look good on you! Country life with modern extras: A 1996-built home on an immaculate 802sqm potterer's parcel Modern kitchen remodel New carpets throughout 3 new security screens Indoor & outdoor blinds Split system R/C A/C 24 panel (7.9kW) solar efficiency Single carport (2.65m* clearance) & powered workshop Secure double garage with auto doors Glen Meadow Water Corporation private water agreement & 11,000L rainwater to house Bore filtration system. Garden drippers Termite system installed. NBN connection A wander to Gordo's Café & Pizzeria, Mawson House Cafe & Meadows Oval And more...

*Measurements approx. Property Information: Title Reference: 6117/435 Zoning: Neighbourhood Year Built: 1996 Council Rates: \$2,779.98 per annum *Estimated rental assessment: \$540 - \$560 per week (written rental assessment can be provided upon request) Adcock Real Estate - RLA66526 Andrew Adcock 0418 816 874 Nikki Seppelt 0437 658 067 Jake Adcock 0432 988 464 *Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided. The floor plan included in this marketing material is for illustration purposes only, all measurement are approximate and is intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent. Any information that is intended to be relied upon should be independently verified. Property Managers have provided a written rental assessment based on images, floor plan and information provided by the Agent/Vendor - an accurate rental appraisal figure will require a property viewing.