

**7 South Park Way, McLaren Vale, SA 5171**



**Sold House**

Tuesday, 15 August 2023

7 South Park Way, McLaren Vale, SA 5171

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 853 m2**

**Type: House**



David Hams

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**\$760,000**

Please contact David for all your property advice. An extremely well presented and maintained home close to a reserve & a short stroll to the Main Street... This immaculately maintained home is located in a quiet section of McLaren Vale close to a fantastic reserve and only a short stroll to the main Street. This property has a lovely feel to it and is worth some serious consideration. This home has an Australian homestead façade with a return verandah and an easy care front yard that gives an impressive street appeal. There is a single driveway that leads to a side gate that provides drive through capability to the rear yard and direct access into a 5m x 7m garage/workshop. As you enter the home, you can immediately appreciate that this home has been very well looked after. The separate tiled entry flows through to the spacious formal lounge room boasts an open fireplace and the adjacent dining area is located at the front of the home. The central kitchen has been tastefully updated and comes with a dishwasher a freestanding oven and stainless steel range hood, good cupboard and bench space including a pantry. The kitchen overlooks the casual meals area that could be used as another sitting room if needed and has sliding door access out to the rear verandah and back yard. All the bedrooms are located down the hallway that can be closed off if or when required. The main bedroom offers a walk in robe and a private ensuite bathroom. Bedrooms 2 and 3 come with built-in robes and are serviced by a neat conventional bathroom and a separate laundry room that has direct access out to the back yard. Some additional benefits of this home include ducted air conditioning and a split system air conditioning unit has also been installed. There is the lovely open fire place in the lounge room, NBN has been connected and there are security/privacy shutters around the home. Out in the the back yard you'll find a lovely verandah/patio area that overlooks the very well established and maintained rear garden. There is a nice lawn and a lovely veggie patch area and the large shed in the back corner of the yard. This property does present well and has a great overall feel to it that I am sure you will feel if you come for a closer look. The location is amazing, close to a fantastic local park with a playground, tennis courts a large oval area and even a BMX track and half pipe on the other side of the reserve. This location provides easy access to schools in the area, walking/bike tracks that lead directly to main street with a selection of local shops, restaurants and cafes all adding to the amazing lifestyle that comes with living in this tightly held and much sought after suburb. This property could be ideal for a range of different buyers and an inspection comes highly recommended. For any additional information, or to register your interest, please contact 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)