

**70 McLaren Flat Road, McLaren Flat, SA 5171**



**Sold Other**

Thursday, 4 January 2024

70 McLaren Flat Road, McLaren Flat, SA 5171

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 4 m2**

**Type: Other**



Mike Cross

## Contact agent

Idyllic lifestyle on the outskirts of the renowned McLaren Flat township. A short drive to the McLaren Vale township, shops & amenities. Superbly appointed 3 bedrooms plus study residence with 3 toilets. Extensive outdoor entertaining with picturesque backdrop to hills & surrounds. Ample open plan living with SC heating & ducted cooling. Grand master bedroom with walk in robes, split air con & spa bath. Features Include: • Ample rainwater in excess of 100,000 litres. • Quality equipped bore for vineyard & grounds. • 5kw solar system with 47c feed in tariff. • Ample sheds / workshop. • Separate teenagers retreat. • Blackwood timber kitchen. • Wireless NBN connected. • Security system. • Aerobic septic system. • Double carport. • Water licence 4510 kl. Small parcel of premium shiraz approx. 4 acres irrigated from licensed bore. Room for horse/pony or redevelop vineyards. Rare small acreage in this tightly held location. Check out the Virtual Tour for extra viewing. Council Rates: 3,239.50 pa approx. Zoned: Rural Disclaimer: The information contained in this document is provided as an aid to further investigation. Information in this document may have been provided to Southgate Real Estate by other people and therefore we do not warrant that it is accurate or correct. All figures quoted are approximations only. Independent parties should make their own enquiries and seek independent advice before acting.