

27 McLaren Flat Road, Kangarilla, SA 5157



Acreage For Sale

Sunday, 23 June 2024

27 McLaren Flat Road, Kangarilla, SA 5157

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 6928 m2

Type: Acreage



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- Contact Agent -

This absolutely gorgeous property has been immaculately maintained, perfectly presented and much loved by its current and its original owners. For approximately 40 years this amazing property has been more than just a family home. Boasting some of the most stunning and extremely well established gardens and outdoor spaces that absolutely need to be seen and felt in person to truly appreciate. Offering approximately 1 and 3/4 acres of land in the heart of the Kangarilla township with a spacious 4 bedroom plus study or 5th bedroom family home with amazing outdoor entertaining areas, great shedding, rainwater storage and your own bore makes this property not only extremely unique and impressive, but offers an extremely appealing lifestyle that is worth some serious consideration. The driveway flows past the home and leads to a large 6m x 9m powered workshop/garage. There is plenty of space for additional shedding if required (STCC). The home was originally built in the 1980's and has benefitted from an extension making the property what it is today. The separate front entrance flows into the spacious formal lounge room that has a built-in slow combustion wood heater with timber mantelpiece and large picture windows that frame an outlook of the front yard. The formal dining room sits adjacent to the front lounge room and offers a lovely view of the rear garden. The central kitchen comes with dual stainless steel Neff ovens an electric cook top with undermount range hood, a Miele dishwasher, a dual sink with filter tap, a breakfast bar with good bench and cupboard space, including a large pantry. The kitchen overlooks the casual meals area that provides direct access out to the rear decking area and flows through to the spacious second living/family room that can be completely closed off from the front section of the home if needed. Down the hallway is where you'll find bedrooms 2, 3 and 4 all of which are very generously sized and come with built-in robes. There is a separate home office/study that could be a 5th bedroom if needed. These bedrooms are serviced by an extremely neat 3-way designed main bathroom and a separate laundry room. At the far end of the property is the large main bedroom suite that comes with dual built-in robes and a private ensuite bathroom with a luxurious spa bath that has an amazing view over the rear garden. This home boats a unique overall appeal with feature timber ceilings, a combination of quality timber floorboards, slate and premium carpets in the bedrooms. There is a 10KW Fujitsu ducted air conditioning system with an additional potbelly heater in the centre of the home to ensure that you, your family and your guests are kept comfortable all the year round. The home runs completely off of rainwater and with multiple rainwater tanks, the current owners have never ran dry. There is also the added benefit of having a 5.32KW solar panel system currently still on the healthy SA Government feed in tariff of 44c. The home feels great and is extremely appealing, but its when you step out the back is when you immediately appreciate that this property is something very special. There are dual outdoor entertaining areas with an all weather undercover area at the side of the property that is a tranquil space, ideal for entertaining or relaxing. There is another North facing rear decking area that sits underneath a wisteria canopy that overlooks a pond/water feature with water fall and the entire rear yard which is amazing. As you stroll around the property, you can't help but feel relaxed and fully emersed in the surrounds. There are meandering garden paths, established garden beds, a variety of mature tress including a large Magnolia, Golden Elm, Golden Ash, Crepe Myrtles, Liquid amber, Maples, Gleditsia, Ornamental Pear, Wisteria tree and more. There are also a number of fruit trees including a Peach, Nectarine, Plum, Apricot, Orange and Mandarin. The entire property is irrigated by your very own bore which is a massive benefit. This property backs onto a large acreage property giving you the feeling of even more space, but obviously not having to pay for it or maintain it is a bonus. This property offers an extremely rare opportunity to secure a highly desirable sized property in a great location that offers an amazing lifestyle. For more information or to register your interest, please make contact with David Hams on 0402204841 anytime. - INSPECTIONS ARE AVAILABLE BY APPOINTMENT - 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)