

**1/19 Kangarilla Road, McLaren Vale, SA, 5171**

**Apartment For Sale**

Wednesday, 14 August 2024

1/19 Kangarilla Road, McLaren Vale, SA, 5171

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Chris Cotton  
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## Neat as a pin

Discover a charming 2-bedroom unit in McLaren Vale, built in 1975 and one of just four in a well-maintained complex. This low-maintenance home features a spacious open plan living and dining area, a cosy kitchen with ample cupboard and bench space, and two generously sized bedrooms with built-in robes. Heating and cooling systems ensure year-round comfort, making it an ideal choice for investors, first home buyers, or retirees.

Welcome to this delightful 2-bedroom unit, built in 1975, nestled in the picturesque and serene suburb of McLaren Vale. As one of only four units in this well-maintained complex, this property offers a perfect blend of privacy and community living.

### Key Features:

**Spacious Open Plan Living & Dining:** The heart of this home is the generous open plan living and dining area, perfect for relaxing or entertaining guests.

**Cosy Kitchen:** The kitchen is well-equipped with plenty of cupboard and bench space, providing ample storage and functionality for all your culinary needs.

**Two Spacious Bedrooms:** Both bedrooms are generously sized and feature built-in robes, offering plenty of storage space.

**Comfortable Living Environment:** The unit is fitted with heating and cooling systems, ensuring comfort all year round.

**Low Maintenance Living:** The property is designed for easy living with minimal upkeep, making it an excellent option for those seeking a hassle-free lifestyle.

### Fantastic Location:

Situated in a prime location, this unit is close to all essential amenities, including shops, schools, and public transport. McLaren Flat is renowned for its friendly community atmosphere and beautiful surroundings, making it a sought-after location for a variety of buyers.

### Perfect For:

**Investors:** With its low maintenance and desirable location, this unit is an excellent investment opportunity.

**First Home Buyers:** Affordable and well-appointed, this unit is a great entry point into the property market.

**Retirees:** Offering a comfortable and convenient lifestyle, this unit is ideal for those looking to downsize and enjoy their retirement years.

Don't miss out on this fantastic opportunity to secure a charming and practical home in the heart of McLaren Flat.

Contact us today to arrange a viewing!

If you would like to know more contact Chris 0414 327 016.

### Specifications:

CT / 5040/731

Council / Onkaparinga

Zoning / EN

Built / 1975

Estimated rental assessment: \$370 - \$390 p/w (Written rental assessment can be provided upon request)

Nearby Schools / McLaren Vale P.S, McLaren Flat P.S, Old Noarlunga P.S, Seaford Rise P.S, Willunga H.S

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