

# 12 Bushing Court, McLaren Vale, SA 5171

## House For Sale

Wednesday, 10 July 2024



12 Bushing Court, McLaren Vale, SA 5171

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 832 m2

Type: House



Nick van Vliet  
0416088556



John Lewis  
0429130444

**\$995k - \$1.09m**

Offer Close Tue, 23rd Jul - 3pm (usp) Uncork the beauty, laidback lifestyle and world-class wineries of McLaren Vale with this impeccably presented family home defined by its flexible floorplan, room to roam and the creature comforts that come naturally to a C2003 build. With a bevy of formal and casual living zones, four bedrooms, a study for your work-from-home ambitions, double garage, two bathrooms, ducted comfort, cosy combustion heating, workshop, and a licence to step outside and entertain with the help of a pizza oven, this one has every conceivable mood, family member and occasion covered. You really can have it all. What we love about this property: HOME: • A flexible floorplan ensures you'll never outgrow this low-maintenance, yet spacious property • Greet a wide entry foyer and street-facing formal lounge with soft carpeted floors, plantation shutters and 2.7m high ceilings (throughout) • Cook in style thanks to the recently updated open-plan kitchen with stone benchtops, 2-pack cabinetry, double sink, breakfast bar, induction cooktop, electric oven and pendant feature lighting • Converge where the kitchen meets a central family room with cosy combustion fireplace, recessed skylights and direct access to the rear yard • The enormous rumpus/games room/home theatre will be a hit with the kids and features its own access to the outdoors • Throw dinner parties in the formal dining room with large, light-grabbing windows, custom plantation shutters and a feature chandelier • Generously sized main bedroom with bay window, ceiling fan, walk-in robe and ensuite • Bedrooms 2,3 and 4 are of a good size and boast built-in robes and swift access to the three-way main bathroom • Soak the day away in the oversized corner spa of the light and bright ensuite with epoxy flooring and walk-in shower • Three-way main bathroom with stylish epoxy flooring, oversized vanity, bath tub, walk-in shower and separate toilet • Large separate laundry with built-in storage, trough and external access • Home office with French doors and a built-in robe, ensuring the potential of a 5th bedroom • Striking timber-look floors and a neutral colour scheme make it an elegant, inviting home with bundles of natural light • Loads of storage, including linen closet and large kitchen pantry with custom shelving OUTDOORS: • Gorgeous sandstone fronted, Federation style home with extra wide driveway • Manicured, easy-care gardens only enhance the home's street appeal • Entertain outdoors with flair thanks to the expansive pitched roof pavilion spanning the entire eastern side of the home • North-facing rear yard with lush lawns, manicured garden beds and wood fire pizza oven • Large 6 x 3m workshop • Double garage with remote Panelift entry, rear roller door and external/internal pedestrian access • Off-street parking for multiple cars - with drive through access to covered patio/rear • Ideally placed on a peaceful street amongst other beautiful homes SERVICES: • Security doors and cameras • Ducted reverse cycle heating and cooling (with zoning), plus ceiling fans • NBN connected • Mains power and water • Solar/electric hot water system • Termimesh security screen doors • Common effluent sewer LOCATION: Located in the heart of McLaren Vale, just a stroll from the countless conveniences of it's main street, putting you within moments of famous wineries and cellar doors • Walking distance to Harvest Drive Reserve and Salopian Inn • 5 minutes to Coles McLaren Vale • 5 minutes to the likes of Sarafino, Wirra Wirra and Hugh Hamilton Wines • 7 minutes to highly rated Pizzateca • 15 minutes to Aldinga Beach • 25 minutes to Flinders Hospital and University • 35 minutes to Victor Harbour • 45 minutes to Adelaide's CBD Think of it as a lifestyle without compromise, wrapped up on a property that values your spare time in a special part of the world. Come check it out; you're going to love it! All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275403