

326 Kangarilla Road, McLaren Flat, SA, 5171



House For Sale

Saturday, 10 August 2024

326 Kangarilla Road, McLaren Flat, SA, 5171

Bedrooms: 4

Bathrooms: 2

Parkings: 8

Type: House

Peaceful Vineyard Living: Your Dream Property Awaits, set on 5.99 picturesque acres in McLaren Flat.

BEST OFFERS CLOSING THURSDAY 22 AUGUST AT 12:30PM.

Embrace a remarkable lifestyle opportunity that promises a truly exceptional living experience in the heart of a premium wine region. Owned by the same family for 35 years, it is now offered to the market for the next family to enjoy.

Ideally located close to local amenities, this property offers the perfect balance between tranquillity and convenience, allowing you to escape the hustle and bustle while enjoying easy access to supermarkets and specialty shops just a 5-minute drive from McLaren Vale town centre.

The 5.99 acres of land incorporates a long meandering driveway lined with lush vineyards, guiding you to the main residence. Privacy and serenity are found amongst the secluded gardens enjoying sweeping views in every direction.

The entry hall features stunning a celestial window leading you to the spacious living and dining area. Two north-facing sets of glass sliding doors illuminate the space with lovely natural light, and provide access to the wrap-around porch and serene front patio gardens. Showcasing lofty beamed ceilings & complete with a combustion fire, it's the perfect setting for enjoying a glass of local red on a cold winter's night.

Through to the family living area and kitchen, the spacious kitchen is equipped with quality stainless-steel appliances and offers ample open bench space, and a wide gallery window overlooks the entertaining terrace and picturesque rear gardens, which can be accessed via the adjoined family room.

The family-friendly floor plan comprises four generous bedrooms. The primary bedroom includes a walk-in robe and ensuite. The three other bedrooms are spacious and filled with beautiful natural light, and one features direct access to the beautiful gardens. The centrally located family bathroom is a haven for relaxation featuring contemporary floor-to-ceiling tiles, a sleek vanity and an indulgent bathtub. Within the main residence, there is also a central study/office with a built-in desk & cabinetry and a spacious modern laundry with fantastic storage.

A detached studio cabin offers both value and versatility to this expansive property, may it be a games room, guest accommodation or a teenager's retreat there are endless possibilities for you to utilise however may best suit your needs.

Host memorable gatherings with unrivalled views over the nearly 6 acre vine-studded property as your backdrop. There are versatile entertaining areas to suit any occasion; the spacious undercover entertainer's pergola features flagstone paving that extends to an open-air terrace, lined with romantic, intertwining vines where you'll enjoy Mediterranean-style dining and exquisite sunset views.

The far-reaching picturesque grounds include extensive flat lawned areas that lend a magical environment for children to play, with a whimsical pond and meandering stone paths there is plenty to explore. A lovely range of mature deciduous trees provides a backdrop of greenery and ever-changing colour.

More to love:

- ☑ Combustion fireplace & split system air in front living/dining area
- ☑ Ceiling fans in kitchen, family living area & 3 of 4 bedrooms
- ☑ Stylish modern bathrooms & laundry
- ☑ Detached studio/cabin, perfect for a games room, guest accommodation or teenager's retreat
- ☑ 3.6m beamed ceilings throughout the home, with stunning celestial windows and skylights
- ☑ Picturesque grounds with far-reaching gardens, open lawn areas, a pond & sweeping vineyards
- ☑ Elevated position set back from the street offers unrivalled privacy
- ☑ Exquisite entertaining areas, both undercover & open-air
- ☑ Generous 115sqm of shedding/carport space

- ? Stainless steel Electrolux oven, Bosch dishwasher & induction cooktop
- ? Less than 10 minutes to Alpha Box & Dice, Mitolo Wines, Wirra Wirra Wines and Maxwell Wines
- ? 3 minutes to popular Pizzateca restaurant & winery
- ? Connected to mains water
- ? Septic system
- ? 2-minute drive or 15-minute walk to McLaren Flat Primary School
- ? Just a 10-15 minute drive to Willunga High School or Willunga Waldorf School

This property sets a high benchmark for peaceful family living, the expansive grounds surrounding this home have something to offer the whole family. Fresh country air, breathtaking views and only 45 minutes from the CBD yet you feel miles away this is your ultimate family paradise.