

**6 Kangarilla Rd, McLaren Vale, SA, 5171**



**House For Sale**

Sunday, 18 August 2024

6 Kangarilla Rd, McLaren Vale, SA, 5171

**Bedrooms: 4**

**Bathrooms: 2**

**Type: House**



Andrew Fox

## Exquisite Property in the Heart of McLaren Vale with Stunning Designs and Expansive Floorplan

Travis Denham and Andrew Fox are thrilled to present this incredible property to the market, located at 6 Kangarilla Road, McLaren Vale.

Have you been dreaming of upgrading to a spacious family home in the heart of McLaren Vale, Adelaide's renowned wine region? Now's your chance to turn that dream into reality. Nestled among other high-quality properties, this charming home is set on a generous 846 sqm block and offers four large bedrooms, an expansive open living area, and a delightful outdoor entertainment space. This property is filled with features you're sure to love.

Featuring high-quality, original designs enhanced by contemporary updates, this property boasts an American oak staircase, electric underfloor heating in the upper-floor private ensuite, main bathroom, and rear extension, along with timber floorboards and large picture windows. The result is a home that exudes warmth and a welcoming ambiance.

The open-plan living and dining area is perfect for those who love to entertain, offering effortless flow to the outdoor deck and beautifully manicured garden. With a stylish white combustion heater and ceiling fans, you can enjoy year-round comfort while hosting guests in this inviting space.

The newly updated kitchen is sure to impress with its striking black cabinetry, complemented by a warm wooden benchtop and white tiled splashback. It's equipped with a 5-burner gas cooktop with rangehood, two ovens, a dishwasher, a white porcelain sink, and dedicated spaces for your fridge and microwave.

Completing the home are four spacious and well-appointed bedrooms, offering plenty of room to customize according to your needs. All bedrooms are equipped with split system air conditioners for year-round comfort, while bedrooms 3 and 4 also feature ceiling fans. The master suite, located on the upper level, serves as a luxurious private retreat with a generous walk-in wardrobe, ensuite, and a charming balcony that overlooks the backyard.

The floorplan is thoughtfully designed for functionality, with all lower-level bedrooms conveniently located near the main bathroom. The bathroom is truly stunning, featuring white tiled walls, neutral flooring, and stylish black accents. Complete with a statement porcelain bathtub, large picture window, vanity, rain shower, and toilet, it serves as a serene retreat within the home.

Beyond the impressive interior, the exterior of the home is equally captivating. The front yard is beautifully landscaped, featuring a vibrant array of plants and shrubs that guide you to the welcoming front porch. For vehicle storage, there is a spacious carport measuring 5.3m x 4.9m, along with additional driveway space and an enclosed side gate for boats or caravans.

The backyard is a standout feature, with a deck running the length of the living and dining area, seamlessly connected through glass sliding doors. A small veranda off the second bedroom leads down to a paved patio with an overhead sail. Designed for warm-weather entertaining, this garden offers multiple levels and gathering spaces. Manicured trees, shrubs, and decorative rocks add charm, while the expansive lawn is ideal for kids and pets to enjoy. At the rear, a large powered shed provides ample storage for tools and equipment, making it perfect for the handyman or aspiring gardener.

This property is perfectly situated to enjoy the vibrant lifestyle McLaren Vale has to offer. With convenient access to local shops, a variety of cafes and restaurants, and excellent schooling options like McLaren Vale Primary School, Tatchilla Lutheran College, and McLaren Flat Primary School, everything you need is within reach. Renowned wineries such as Chalk Hill Wines, Genders Wines, and Serafino are just moments away, but being in the heart of McLaren Vale means you'll never run out of nearby wineries and breweries to explore.

Disclaimer: 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.

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