

**22 Abbott Ave, McLaren Vale, SA, 5171**



**House For Sale**

Tuesday, 19 November 2024

22 Abbott Ave, McLaren Vale, SA, 5171

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Mitch Portlock

0431418516

## **Suitable for a range of different buyers - Inspection a must!**

Located in an elevated position on a quiet street within easy access to all that the amazing McLaren Vale township has to offer. This property could be well suited to a wide range of buyers and is one that should be seriously considered.

Sitting on a 739m<sup>2</sup> allotment on the high side of the street that allows for surprisingly impressive area views of the surrounding hills and some iconic McLaren Vale vineyards in the distance. There is a neat easy care front yard with a single driveway that leads to a carport located under the main roof and accessible via an automated roller door. There is direct drive through capability into a 4m x 5.5m garage/workshop that is located in the rear yard.

The separate entrance flows into the spacious L-shaped formal lounge and dining room. There are views from the front North facing windows that come with security roller shutters. The formal dining room provides access through to the neat central kitchen that comes with a double sink with a filter tap, a Chef under-bench oven with a gas cook top and range hood. There is good bench space and cupboard storage and a corner pantry.

The kitchen overlooks the adjacent casual meals area and the additional living or family room that has sliding glass door access out to the rear outdoor entertaining area.

The main bedroom is a good size and comes with built-in robes and ensuite access through to the 2-way designed bathroom. Roller shutters have also been installed on the main bedrooms window too.

There is a separate toilet and a separate laundry room that service bedrooms 2 and 3 that are both located at the rear of the home and both come with built-in robes. There is ducted heating and ducted air conditioning throughout to ensure that you, your family and guests are kept comfortable all year round.

Out the back there is a rear patio area for entertaining and as previously mentioned, drive-in access to the rear garage/workshop. There is an additional garden/tool shed with even more storage area if needed. The rear yard is a good size and is private and ideal for kids and pets.

This property could be suited to young couples and families, an ideal downsize option or a solid investment opportunity. The location is fantastic, as Abbott Avenue is a quiet street, but still only a short distance from the Main street with a number of quality restaurants, shops and cafes that all add to the ultra appealing lifestyle of living here. There are also good schooling options, a number of parks and reserves and your only a short 10 minute drive to some of the states best beaches and less than an hours commute into the city if needed.

This property represents an amazing opportunity to secure your very own slice of this wonderful Suburb and an inspection is highly recommended. For any additional information or for any assistance, please make contact with David Hams on 0402204841 or Mitch Portlock on 0431418516 anytime.

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)