

OC

3 Conte Drive,
McLaren Flat



From the Owners - Insights & Extras

What first attracted you to this property?

Modern, spacious, great functionality, views front and back, land size, space between neighbours, room to breathe.

What do you believe are the major benefits of living in or owning this property?

A unique semi-rural property in a tightly held estate, just 10 minutes from the beach and 45 minutes from Adelaide CBD. Features include mature fruit trees, a secure chicken coop, two rainwater tanks, automatic garden irrigation, and a pitched-roof fernery on the western side.

Have you completed any renovations or additions?

A 12m carport, 12m timber deck with pergola, electronic security gates, 13.3kWh solar power, and upgraded lighting and ceiling fans throughout.

What is the parking situation?

Secure parking for up to 5 cars. Off street parking for an additional 5 cars. Pop-top caravan will fit under the carport.

Where is the electricity box located?

External wall adjacent gates.

Where is the hot water system located?

Western wall adjacent laundry.

Is there air-conditioning or heating installed?

Ducted and zoned RC air-conditioning.

What is the parking situation?

Secure parking for up to 5 cars. Off street parking for an additional 5 cars.

What are the nearest transport links?

Buses run along Kangarilla Rd linking to McLaren Vale and the rail network at Seaford or Noarlunga.

Is there any additional storage?

Amazing storage options internally plus a 7x3m lock up shed/ workshop with roller door access as well as 2 smaller garden sheds.

Where are the roof access points?

Located in the under roof garage.

What inclusions are to remain with the property?

The standard inclusions of built-in furniture, fixed floor coverings, light fittings, and window treatments are included.

Please note any other benefits or features of the property you would like to inform buyers about:

A well-maintained Dechellis home built in 2012, ideally located close to schools and transport in the McLaren Vale/Willunga wine region, just 10 minutes from the Fleurieu Peninsula coastline. Featuring high ceilings, four double bedrooms plus a study, two living areas, a chef's kitchen with high-end appliances, and multiple outdoor entertaining areas.