

OC

7 Ingoldby Road,
McLaren Flat



From the Owners - Insights & Extras

What first attracted you to this property?

The big back yard for kids and dogs.

Why are you moving or selling?

Kids have moved out, need something smaller now.

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

The property enjoys beautiful, uninterrupted views overlooking the surrounding vineyards, creating a peaceful and picturesque setting to relax and unwind. It is located in a welcoming area with great neighbours and a strong sense of community, making it a wonderful place to feel connected and at home. Set on a generous-sized block, there is plenty of space to embrace a more self-sufficient lifestyle, whether that's keeping chickens, planting additional gardens, or simply enjoying the open space and privacy.

Where is the electricity box located?

Side of house, out front. Near end bed room.

Where is the hot water system located?

Out back.

Is there air-conditioning or heating installed?

Wood heater. Evaporative air con.

What is the parking situation?

Drive way for two cars. Carport for one.

What are the nearest transport links?

Bus nearby.

Where are the roof access points?

In the laundry.

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:

The property features a newly upgraded Wi-Fi system connected to NBN, ensuring fast and reliable internet. Outside, you can enjoy fresh produce straight from home, with access to an avocado tree next door (you're welcome to pick them), an orange tree at the back of the property, and a vegetable garden ready for use. There is also a small shed suitable for chickens, which would just require fencing to make it fully secure.