



3 Liddiard Street McLaren Vale SA 5171

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\$580.00 per week

Date available: 24 January 2024

[Book Inspection](#)

## CUTE COTTAGE -WALKING DISTANCE TO SHOPS AND MAIN ROAD

This Lovely home was renovated a few years back and presents as a charming cottage with original features and lofty ceilings. Stunning timber floorboards, open fireplace and wood oven is just the start of this great home. With a flexible floor plan of either two or three bedrooms, where the third would make a nice separate living room. Updated kitchen with dishwasher, separate dining room with French doors to the side entertaining area. There is a modern bathroom and European style laundry. Ducted reverse cycle air conditioning throughout for the all year round comfort, plus an open fireplace and wood oven making the home cozy during winter. Plantation shutters and quality curtains finish off the rooms very nicely. Entertaining will be a delight with a beautiful raised rear deck, and leafy enclosed secure garden. There is a shed for storage and off street parking. Only a short stroll and you are at the Main Street with shops, cafes, schools and transport and only a short distance to wineries, the Southern Expressway and the train to the CBD. Pets Negotiable

Location McLaren Vale is a small rural town located approx 40kms from Adelaide CBD.

Dishwasher

Ducted Heating

Floorboards

Smallacombe Real Estate Mitcham

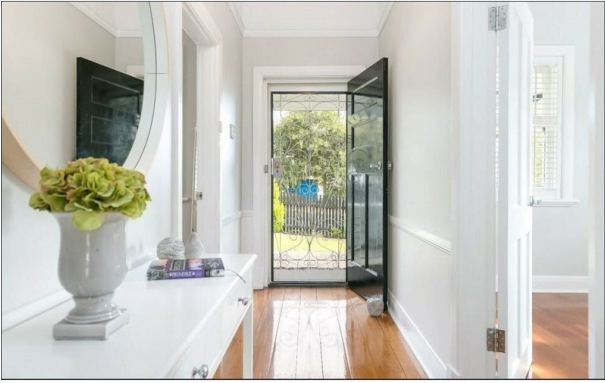
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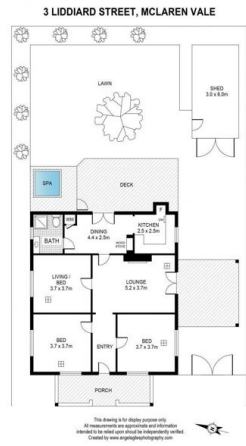
Fully Fenced  
Open Fireplace  
Outdoor Entertaining Area  
Shed  
Ducted Cooling  
Deck  
Carports1

Available from the 24th day of January 2024

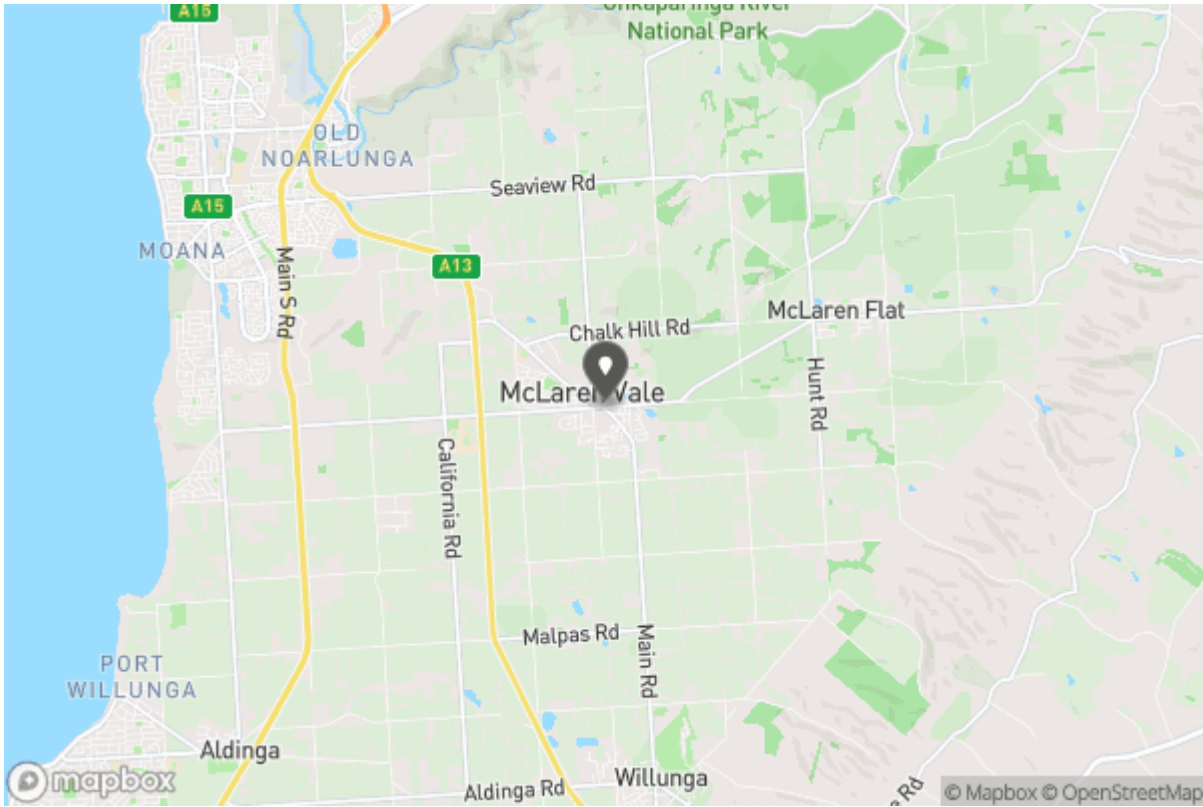
# Gallery







# Location Map





Don't forget to confirm your inspection by SMS or email

Ros Munt

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### Why Book with Smallacombe Real Estate Mitcham

With our agency, you can book Property Inspections 24/7 on your computer, tablet or smartphone. When you do, you will receive an immediate response confirming your booking via email and SMS. Should the property be leased, the inspection time changed or cancelled for any reason, you will be informed the second it happens keeping you up to date.

You can also change or cancel your booking at any time if you no longer wish to attend or the times are no longer suitable. As part of your booking, we will send you reminders of the inspection as well as directions to the property to make the process of inspecting the property seamless.

Finally, should you wish to apply for the property, all of the relevant information including PDF or online applications details will be provided so you can apply as quickly as possible.

# Tenancy Application

A copy of the General Tenancy Agreement for this property, including all special conditions is available via the following link:

[Apply Online](#)

<https://2apply.com.au/Property?agentID=MA-SMALLACOMBEMITCHAM&uniqueID=ace2cc3f-1861-4e26-a3ef-c5a593e47077>