

Sold



83 Sprigg Rd, Crafers



## IF 'POTENTIAL' HAD AN ADDRESS - YOU'VE ARRIVED.

Just 8kms from Burnside or 12kms from the Tollgate, welcome to over 1 & 1/4 acres of elevated, open lawn space, boarded by deciduous and native trees. A place where the sun dapples, the peaceful evenings are only interrupted by birdsong and a '77 brick home that's beautifully in tune with its era, offers warmth and comfort.

This sensational location presents undeniable potential to initiate a dreamy grand design build, should this be your intention.

Sprigg Road itself, has a quaint feel, the one of meandering through a European Country village, with a palate of coloured trees and stunning views. It's certainly an approach to home one would never tire of.

Set high upon a hill is this solid brick beauty that has seen two extensions over the years. Graciously a part of the countryside, there are two driveway entrances, one with an electric gate within stone pillars.

Inside, the views from every window emit tranquillity. Exposed timber beams, the burning wood fire set within its' brick surround and panelled accents throughout brings the feeling of a 'homely home' - one that has

 4  1  6  5,674 m2

Price SOLD for \$1,300,000

Property Type Residential

Property ID 82

Land Area 5,674 m2

### AGENT DETAILS

Nina Bidgood - 0419 201 600

### OFFICE DETAILS

Hahndorf Real Estate

0419 201 600

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heart and has truly been a home for many years. Embrace its' features, or quite simply revamp and there's no doubt there's a lot to enjoy, living here.

The kitchen is only 12 months old with a Puratap and a brand new dishwasher. Having such spacious dining, living and family rooms, simply undertaking the daily operations of running a busy home is made easy, whilst having plenty of room to entertain - this home adapts to evenings around the built in bar and enjoying the outdoor undercover area all whilst the kids run on the vast lawn spaces.

3 bedrooms have built in robes and a 4th bedroom or studio is a hugely handy extra room to use for any purpose you wish.

With many sheds to appease the motor enthusiast, one with a pit, there is so much land, offering more room should another be required.

With approximately 180,000L of rainwater, a 1.5kw solar system gaining approx. 52c rebate, and a Kubota 17hp tractor potentially available as part of the sale, this generous slice of Adelaide Hills haven, just moments from the Heysen trail and scenic walking paths is exceedingly exciting in so many ways.

Be quick, properties such as this are difficult to find!

Inspection a must to fully appreciate.

RLA316900

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