

Sold



4 Kramm Ave, Hahndorf



## FAMILY HOME FOR FUN AND FUNCTIONALITY

This family sized residence has been a wonderful home for the current owners for 43 years and has been impeccably maintained throughout this time.

In the year 2000 a 'wow sized' extension to the living room expanded the already clever floorplan, creating a fabulously functional home with dual family rooms.

Meals can be served in a dedicated dining area, adjacent to the large central kitchen with walk in pantry, offering so much room and storage solutions, with pretty outlooks through to garden views via huge windows.

The wood fired combustion heater, split system and double-glazed windows do a marvellous job at maintaining temperatures.

All 4 bedrooms are of very good sizes, 3 with fans, all with built in robes, the master with two and an updated ensuite.

On a very manageable yet cleverly designed 790sqms, there's a lovely outdoor undercover area adjacent enough lawn to keep the pooch happy, a greenhouse for the plants and a 5mx6m shed with workshop and further

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Price SOLD for \$940,000

Property Type Residential

Property ID 90

Land Area 790 m2

### AGENT DETAILS

Nina Bidgood - 0419 201 600

### OFFICE DETAILS

Hahndorf Real Estate

0419 201 600



storage.

Approximately 22,000 litres of rainwater is plumbed to the house, suitable for drinking as its filtered 3times before it comes out of the tap. The whole home runs off rainwater aside from the toilets. Worthy to note, there's a 2.5kw solar system and recently the roof was serviced and fully cleaned.

This is a quality home, on a quiet, no through road, with room for a caravan or boat, right in the heart of the beautiful township of Hahndorf. And just an easy short walk to local schools and public transport, inspection is a must to fully appreciate - it won't take much to realise this is the one to call home for many years to come.

RLA316900

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