

Sold



8 Stempel Ave, Hahndorf



## A FAMILY HOME BUILT TO LAST

A mighty house, a magnificent block, an enviable location – families, look no further than what you see here.

For the first time since its construction in 1994, this high-quality double brick home of 4 large bedrooms, study, 2 bathrooms and 2 living areas on a huge 1,610sqms flat block, is for sale.

Having been impeccably kept since that day, this home yields wholesome family values, with incredible space not only inside, but outside where the lawns are a blank canvas for any adventure. How fantastic to have such room so close to the centre of Hahndorf's township.

Stempel Avenue is a superb location. Being a quiet no through road, its' position is incredibly easy to walk the kids to either of Hahndorf's schools, or to the multiple bus stops that share the iconic Main Street full of fabulous places to coffee and dine.

Inside, we see 9ft ceilings throughout, all internal doors are solid timber, all the walls are solid brick and we enjoy lovely details like solid plaster corning. This is a robust house built for longevity. It's not going anywhere.

A commanding street appeal with wide frontage, secure spire fencing,

5 2 3 1,610 m<sup>2</sup>

Price SOLD for \$1,640,000

Property Type Residential

Property ID 130

Land Area 1,610 m<sup>2</sup>

### AGENT DETAILS

Nina Bidgood - 0419 201 600

### OFFICE DETAILS

Hahndorf Real Estate

0419 201 600

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double garage and large front lawn surrounded by gardens, the convenience of parking and assurance the kids or pets won't roam too far are granted.

The master bedroom is king sized with ample room for a place to sit by the bay window. There's a spacious ensuite, walk in robe and the most ideal parents retreat, nursery, office or additional opulent walk in dressing room.

Bedrooms 2, 3 and 4 are all queen size rooms with room to spare, the 3-way bathroom is convenient and the laundry is so large it's ready to multipurpose into a mudroom with space for a second fridge.

The kitchen with plenty of workspace and walk-in pantry is conveniently set between the two living rooms. The luxury to have the choice between two dining tables and two lounge settings ensures everyone can have their own space and there's room to bring everyone together - this year's Christmas gathering is beckoning.

45,000L of rainwater is plumbed directly to the home and the solar system sees generous Government rebates. With two electric hot water services, hot water is ever ready at either end of the home.

With rear access via the double garage to a shed with concrete floor, it is the ideal place to suitably house a 3rd vehicle undercover or turn into a workshop.

This property is no ordinary home on an ordinary block. There's something special about this one; the generous size of the land, the ease of its' location and the sturdy structure of its' build. Upon inspection, you'll see why this has all the ingredients for the perfect family home.

RLA316900

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