

Sold

144 Darby Rd, Echunga



## A WHOLE FAMILY LIFESTYLE PACKAGE!

It would be hard to find a more desirable address than Darby Road, which is the border for Paechtown (adjoining Hahndorf) and Echunga, just 4mins from Hahndorf's main street.

Approx. 9.5acres of open land, dotted with mature gums and a dam, this is a private, pretty place to call home.

Built in 1997 this high quality conventional brick home offers 4 spacious bedrooms, all with built ins, the master with a walk in robe and en suite and the main bathroom with bath is certainly big enough to handle what the kids throw at it.

The tiled floors were recently laid, as was a custom kitchen built, which offers exceptional storage, functional drawers and clever design features. The 5 burner gas cooktop with electric oven, ASKO dishwasher and solid stone tops complete the statement kitchen.

The prettiest of views from every window, the open plan living space has a sense of the outdoors being in. A Lopi combustion heater adds charm and warmth when required and there's 3 R/C split systems in the home for

🏠 4 🚗 2 🚙 10 📄 9.50 ac

Price SOLD for \$1,383,200

Property Type Residential

Property ID 17

Land Area 9.50 ac

### AGENT DETAILS

Nina Bidgood - 0419 201 600

### OFFICE DETAILS

Hahndorf Real Estate

0419 201 600

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instant cooling or heating.

Let's talk sheds, and how many and how big do you need? I'm sure we can please the fussiest of shed owners (dreamers) with these beauties which total over 280sqms and have new electrical sub boards to them.

Nearly all parts of the sheds have been lined and insulated, where one especially is ideal for operating large machinery within and the other (closest to the home) has been further developed with internal walls creating 3 rooms. Provisions have been made for a bathroom and toilet (the underground plumbing is established, the bathroom has not been built). This very easily could be bedrooms 5, 6 or 7 with a 3rd bathroom.

170,000litres of rainwater storage and plenty of scope to catch more if you wish in this high rainfall area and the dam's water can be pumped to the home garden, which has had new electrics installed. There's NBN and Foxtel is available too and if there's a power outage, a power metre has been set up for the home to run off a generator.

Here is a wonderful opportunity to acquire substantial land, enormous shed space and a beautiful home in the 'horse hub' of the hills, or at the very least, a very accessible, serene location.

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