

Sold



343 Kangaroo Reef Rd, Hahndorf



C1940'S STONE COTTAGE - 20ACRES - SUBSTANTIAL SHEDDING + AIRBNB POTENTIAL!

A 'heart home' is known as a property that steals your heart from the moment you arrive. One that could never be replaced by another, for there was just something so special about this one.

That is this property. A once in a lifetime property, which captures vast expansive views that are truly breath-taking; arguably the best in the area.

And perched atop the crest, is this ever so sweet c1940's 3 bedroom stone cottage, with 10ft ceilings, 3 wood fireplaces, fresh paint throughout and good honest country charm. The sunroom even has an outdoor bath and shower, for those lovely balmy evenings.

This is picture perfect, yet also a very practical property, of 20 acres which is a mix of open and vegetated paddocks. There are 2 dams, an excellent bore, 70,000litres of rainwater, 5.5kw solar and a new septic tank that's very large.

For those that require shedding, you'll surely be impressed. Strategically positioned there are many.

🏠 3 🛏 1 🚗 20 📄 20.00 ac

Price SOLD for \$2,000,000

Property Type Residential

Property ID 49

Land Area 20.00 ac

AGENT DETAILS

Nina Bidgood - 0419 201 600

OFFICE DETAILS

Hahndorf Real Estate

0419 201 600

HAHNDORF
REAL ESTATE

The 18mx15m Colourbond shed houses all thing machinery, but most impressively, is the 'Barn' - a 16mx12m (approx.) shed with soaring pitched roof, and a roller door opening of approx. 4.7m.

Adjacent is the 'Atrium' - an approx. 20mx25m open sided structure that is an engineering marvel, built to last forever, being triple dipped galvanised steel and its' piers are some 3m deep in concrete. An incredible space that has a multitude of uses.

In 2018, Building Rules Consent was granted by Council for the cottage to be used as Bed & Breakfast Tourist accommodation and additionally, for the Barn and Atrium to be converted into a detached dwelling. (This has just surpassed the 3year timeframe to complete, but it's very likely an extension will be granted.)

Being a 3.5km walk to Hahndorf, nestled in a very quiet location, this is a property that could see your 'Grand Design' build whilst running a B&B. Or continue to provide comfort in its' current cottage as it has done for the last 22years for the current owner and the 55years for the owner before that, showing the amount of adoration this property has seen.

Inspection a must to fully appreciate this sensational holding.

Other notable features;

- Dual driveways, ideal for two dwellings. One being palm tree lined, one white gravel with turnaround.

- No heritage listings on this site

- No easements

- Outstanding shedding

- Cast Iron kitchen oven

- Sauna in the sunroom

- Outdoor toilet

- Incredible sunsets & views to Mt Lofty

- 3.5km walk or ride into Hahndorf

- Very quiet location, only 18mins to the Tollgate, Glen Osmond.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.