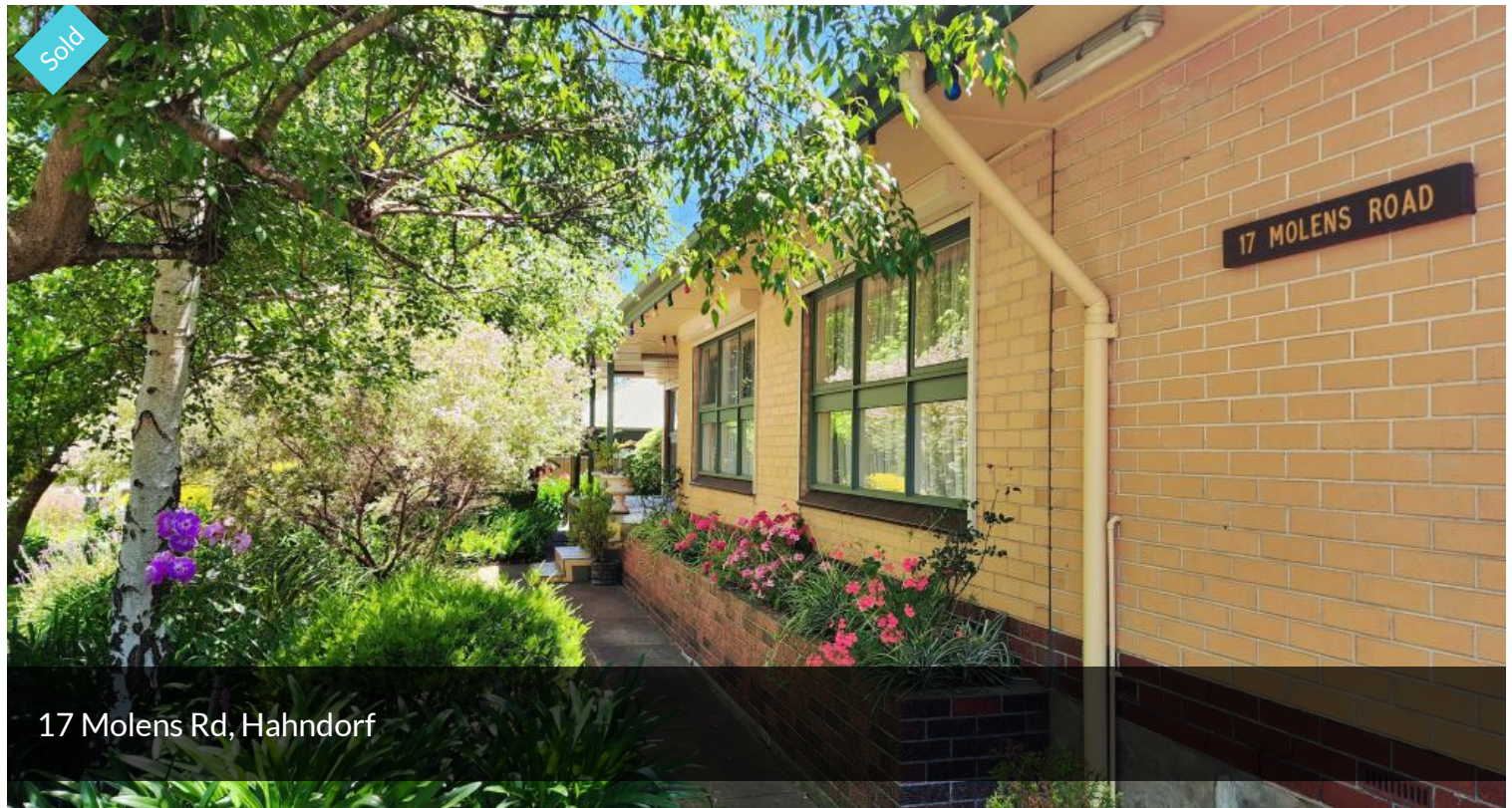


Sold



17 Molens Rd, Hahndorf



## HOBBY FARM, ANYONE?

As honest as the day is long, this '71 built, double brick beauty on an acre of flat, gum studded land is not only a magical paradise for a multitude of reasons, but remarkably sited right in the middle of Hahndorf's township! Your very own hobby farm need not be more than a gentle stroll from the shops and schools - this is incredible!

A lifetime of love, laughter and memories have filled the solid walls of this home; it's obvious the years have been cherished. With gardens that blossom, sitting spots under trees that see sunshine dappling through the leaves, there's secret hideouts to explore, swings and all the joys of 'Grandma's garden'.

Conveniently, both driveways and a large area at the rear are sealed, creating ample carparking for the busiest of families and a 7.4m x 4m shed with power and concrete floor makes for the perfect workspace.

The home saw an extension around 1985 whereby an enormous rumpus room was added to the sprawling footprint it already had, comprising of 4 bedrooms, all with built in robes, large living room, separate dining, kitchen and second informal dining as well as two bathrooms that are wheelchair

4 2 6 4,000 m<sup>2</sup>

Price SOLD for \$1,300,000

Property Type Residential

Property ID 54

Land Area 4,000 m<sup>2</sup>

### AGENT DETAILS

Nina Bidgood - 0419 201 600

### OFFICE DETAILS

Hahndorf Real Estate

0419 201 600



accessible, all under 2.6m ceilings.

Two wood fires and an oil heater sufficiently keep the warmth in and being double brick, ceiling fans are the only cooling that's ever been required.

Entertain, BBQ or play.... it can all be done here on a large scale. A truly magnificent surprise when you realise the farm gate isn't the boundary fence! No, this property has much, much more to give! A huge paddock seems endless, and will no doubt provide endless amounts of fun - do you see a menagerie of small farm animals looking for their morning pats and treats? Or maybe it's time to start planning that treehouse you've been promising the kids - add a flying fox while you're at it. Or maybe an orchard of your flavour. This space is an exciting blank canvas.

Potentially subdividable, subject to council consent.

With much more to offer, an inspection is a must to fully appreciate!

RLA316900

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