

**1/39 Mount Barker Rd, Hahndorf, SA 5245**

H<sup>A</sup>HNDORF  
REAL ESTATE

**Sold House**

Wednesday, 27 March 2024

1/39 Mount Barker Rd, Hahndorf, SA 5245

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1003 m2**

**Type: House**



Nina Bidgood

0419201600

**\$1,260,000**

You should consider this to be your lucky day, finding this highly versatile, adaptable and genuinely exciting property of 5-bedrooms that has been divided into two independent units. Currently being used as an accommodation venue, an obviously good decision capturing Hahndorf's tourism market, it has shown handsome returns - further details available upon request. Located on the Main Street of Hahndorf, tucked behind a Winter creek, offering secure parking behind an electric gate and encompassing a generous 1,003sqms of land, it's time to get serious about the future and how you can incorporate this prize piece of real estate into it, to suit your needs. A clever modification, where a false wall in the hallway and a second kitchen forms its' current usage as two independent units, but it could easily be converted back into one family home. Having been intricately renovated throughout with fresh paint and floor coverings, all 5 generously sized bedrooms have new ceiling fans, LED lights brighten all rooms and there are a total of 4 split systems, sited in both the living rooms and both the kitchens. An additional wood heater ensures there's more than enough warmth to combat those frosty Hahndorf Winters' nights, creating a lovely ambiance against the picture book windows with garden views. The recently installed larger kitchen, with timber tops and new appliances looks sharp and inviting over a polished slate tiled floor. With a double carport, large shed and established low maintenance gardens, there's also a lovely entertaining area under pitched roof.... the perfect place for all to gather. In a location such as this, right on Hahndorf's doorstep, this property presents a highly convenient location to continue to offer accommodation solutions for all the tourists, wedding goers and holiday makers, with public transport and all of Hahndorf's eateries, tourist attractions, excellent schools and community events a casual stroll away. Opportunity is knocking! has never been truer. RLA316900 Property Code: 92