

1/57 Mill Road, Lobethal, SA 5241



Sold House

Friday, 1 March 2024

1/57 Mill Road, Lobethal, SA 5241

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 1751 m2

Type: House



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Contact agent

This award-winning, modern architectural residence is a true statement of design and functionality. Its tree-pavilion-like style, constructed from rammed earth, steel and glass, offers an unparalleled connection to nature while providing the utmost contemporary luxury. As you approach the two independent pavilions perpendicular to each other suspended above the ground, you are immediately struck by the sleek, clean lines and striking facade. The home's unique design, inspired by the harmony of nature, creates a seamless transition between indoors and outdoors. It was designed by Swanbury Penglase Architects and built by Thorne Constructions in 2011. The living pavilion on the upper level has been orientated along the east-west axis with full-height glazing on the north side to maximise views and solar access in winter, with the roof overhang providing protection to the glazing during summer. The floor-to-ceiling windows and sliding glass doors allow for abundant natural light, highlighting the warmth and character of the natural materials used throughout the home, including stunning Tasmanian Oak timber flooring and the robust rammed earth wall. Step inside the 'entry pod' to discover an open-concept layout that perfectly blends form and function. The living room, kitchen and dining area flow seamlessly into one another, creating an ideal space for entertaining and everyday living as it spills out to the hardwood deck and views to the north and west of the rolling pastures of the adjoining farmland. The kitchen features top-of-the-line stainless steel appliances, sleek cabinetry, and a large centre island perfect for hosting gatherings or enjoying quiet meals. The lower pavilion, catering for sleeping and guest accommodation, is orientated on the north-south axis and appears to float below the upper structure, with the only connection being a glazed perimeter. The main suite is a true retreat, boasting a generous bedroom with breathtaking views of the surrounding landscape. Passive environmental design elements, including double glazing, louvres for cross ventilation, a heavily insulated external skin and large roof overhangs, assist in the sustainability of the pavilions. Stormwater is harvested from all the roofs, stored in large above-ground tanks and pumped back into the house. When the tanks overflow, the excess water will 'bubble up' onto the stone ornamental creek bed and flow through from the site. Irrigated water-wise plantings surround the pavilions with mature trees, including clusters of indigenous stringy barks and lush vegetation, providing privacy and tranquillity, all sympathetic to the landscape. Sized for relaxed, low-maintenance living for today's lifestyle, where there is space to live and play, this fantastic home in much sought-after Lobethal is ideally suited for first home owners, down-sizers, retirees, astute investors or those wishing to own a true architectural masterpiece. Situated in one of the Adelaide Hills' most beautiful towns, this property is only a 45-minute drive to the CBD. What makes this property special?

- Award-winning modern architectural residence
- Quietly located in the township's outskirts
- Private outlook
- Rammed earth, steel and glass construction
- Solar passive design
- Reverse cycle AC, ceiling fans and combustion heater
- Separate cellar/office with power
- Large hardwood timber decking
- Large carport
- Irrigated water-wise plantings
- Ample rainwater storage

Specifications: CT | 5941/352 Built | 2011 Community Plan | 22873 Land Size | 1,751 sqm approx. Zoning | Township Council Area | Adelaide Hills Council Rates | \$2,065.12 p/a approx. SA Water supply | \$74.20 p/q approx. SA Water sewer | \$139.50 p/q approx. You must not rely on information in this publication. Always seek independent advice. VENDORS STATEMENT - Please Note: The Vendors Statement will be available for inspection at the agent's office three business days before the auction and at the auction site at least 30 minutes before the auction.