

# 1 Bernhardt Cres, Hahndorf, SA 5245

## House For Sale

Monday, 6 November 2023

1 Bernhardt Cres, Hahndorf, SA 5245

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 1270 m2

Type: House



Nina Bidgood

## Best offer by Mon 20th Nov @ 3pm 'USP'

Undeniably evident, this property has had every practical detail tended too. A property where each dripper in the irrigation system works, where fruit trees grow without receiving a single peck from a bird, where your electricity bills are covered with generous solar and the need to access mains water is unnecessary. This is as close as one can get to being off the grid and self-sufficient, whilst being a mere 600m from the Main Street of Hahndorf. On a generous 1,270sqms corner block, this '74 AV Jennings home offers a lot more than what meets the eye. Immaculately improved in just about every way possible, starting with no less than R7 insulation in the ceilings, earth wool in the internal walls and all new double-glazed windows. Under foot, the high quality vinyl planks and underlay sit atop 19mm structure floor that further sits on pine floorboards; needless to say, your feet won't get cold. All 4 bedrooms have built in robes, block out curtains, ceiling fans and the benefit of reverse cycle air conditioning that is throughout the home. Both bathrooms are modern, the ensuite featuring a deep back to wall bath and double shower which has been cleverly designed as a frameless walk in. The open plan living room is spacious and captures beautiful garden views from every aspect and the kitchen is just as lovely, being light and bright and the island bench is on lockable wheels, to move and offer ultimate flexibility when entertaining. A matching full-sized Fisher & Paykel fridge and freezer will stay with the sale which are in excellent operating order. The Puratap is fed via 115,000L approx. of rainwater, which passes through 3 filters and finally via a .5micron size filter. A floral arrangement of hydrangeas, camelias and fuchsias line the large, pitched roof pergola, an ideal place to gather friends and family. The shedding here, being a residential property, is certainly impressive, consisting of workshop with power points galore and ample storage, a dedicated caravan shed with 2.93m clearance and a double carport for undercover workspace. The drive in, drive out sealed driveway is perfect for reversing the caravan or trailer into these spaces. The irrigated fruit tree orchard is protected by bird wire, being 12.8m x 7m in size, where the chickens run below eating the sown oats. Raised vegetable beds are also on a timed irrigation system, which can be controlled individually to water any particular one or all of choice. Overall, this property has been meticulously maintained, enjoyed and has been rewarding in its' produce. An ideal property for the farmer looking to downsize, the tradesperson looking for room for vehicles and a workshop or the family who want to encourage children to learn how to grow their own food, have room to store the family caravan and live in the centre of beautiful Hahndorf. Inspection a must to fully appreciate! Additional notes; \$17,000 solar system was paid off within 5 years via a 3kw system, with 18 panels generating a 54.4c per kw rebate. All garden beds are under irrigation and there's 340sqm approx. of 'pattern pave' concrete for driveways and paths. Current fruit and citrus trees consist of Feijoa, Miniature Peaches, Jonathon Apples, Peacharines, Apricot, Persimmon, Fig, Lemon, Lime. 12 double power points in the shed and there are surplus power points throughout the home. 3 driveways; 2 off of Collins St, 1 off of Bernhardt Crescent. All tanks have filters and are interconnected via pumps and submersible pumps within tank. RLA316900 Property Code: 80