

1 James Street, Balhannah, SA 5242

ADCOCK

Sold House

Friday, 3 November 2023

1 James Street, Balhannah, SA 5242

Bedrooms: 2

Bathrooms: 1

Parkings: 4

Area: 800 m2

Type: House



Jake Adcock

0432988464

\$635,000

Log Cabin cool on a rich garden block...Oozing those log cabin vibes, proving there's nothing warmer than timber and no other place you'd rather be than the Adelaide Hills, this is the connection to nature you've been searching for; and this bountiful 800sqm close-to-it-all Balhannah home also brings solar power, rainwater, a bathroom re-fit, and a host of country-loving attributes. And even better than its tree-lined street are the fragrant garden blooms and edible, irrigated backyard - what next? Follow the timber beams and find out...Idyllic and ideal for the first home buyer, empty nester, investor, or active retiree; a home led by muted hues, and a captivating warmth, the comfy lounge leads from entry, turning the corner for the functional galley kitchen. Boasting a half dishwasher, gas cook-top and picture windows that guides guests via the meals zone for a seat under the outdoor entertaining - providing its own interpretation of tranquillity. The huge, robed master bedroom with ceiling fan lets the sun stream in through front garden-facing panes; what is now a master retreat could easily be redefined and returned to the original 3-bedroom configuration. Bedroom 2 is perfect for shuffling guests and office papers; and the upgraded family bathroom sparkles alongside in crisp white. But the outdoors is where this home really comes to life: gardens that wrap this cabin's replenished grounds of bird-attracting natives, camellias, fruit trees and more give a green thumbs up to garden therapy. From the backyard shade of the Golden Elm and Claret Ash to the front veranda draped in the perfume of Jasmine; it's here the seasons bring the reason to admire your fertile surrounds. From a front garden focus of roses and potent colour to a rear harvest of apples, pears, almonds, cherries, citrus, peaches, and nectarines, all bound for the lunchbox or charcuterie board. If you think there's something for everyone, you're right: it's layers of landscaping, tinkering shed space and storage, undercover entertaining, scattered orchard, and birdlife are waiting for you to swoop in and claim it...Log Cabin cool indeed. More to love: A 1982 built log cabin on a fertile 800sqm block Outdoor entertaining with cafe blinds. Renovated bathroom with heat lamp and heated towel rail Gas heating, wall unit a/c & ceiling fans Gas hot water NBN connected 4-car carport plus shedding & storage (shelving in sheds included) 3KW Solar Mains water & plumbed rainwater & watering system Property Information: Title Reference: 5507/41 Zoning: Township Year Built: 1982 (Gov. Records) Council Rates: \$1,664.00 per annum Water Rates: \$185.80 per quarter *Estimated rental assessment: \$500 - \$520 per week (written rental assessment can be provided upon request) Adcock Real Estate - RLA66526 Andrew Adcock 0418 816 874 Nikki Seppelt 0437 658 067 Jake Adcock 0432 988 464 *Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided. The floor plan included in this marketing material is for illustration purposes only, all measurement are approximate and is intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent. Any information that is intended to be relied upon should be independently verified. Property Managers have provided a written rental assessment based on images, floor plan and information provided by the Agent/Vendor - an accurate rental appraisal figure will require a property viewing.