

10 Berry Hill Road, Lobethal, SA 5241

HARRIS

House For Sale

Friday, 20 October 2023

10 Berry Hill Road, Lobethal, SA 5241

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 1 m2

Type: House



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\$990k-\$1.050m

Welcome to "Cooinda". A happy home on 4.2 acres (approx) of glorious land. Fabulous lifestyle allotment that is ideally suited to providing excellent facilities and fencing for children and animals to roam without a care in the world. Currently a herd of alpacas meander peacefully and love sitting under the shady, mature trees and enjoying a peaceful life. Exceptionally well presented, recently extended and renovated circa 1978 home with lofty ceilings and big open spaces where all the family can find a little privacy. Wander down the sealed driveway to the front door and, if you can peel your eyes away from the views, you'll feel instantly welcomed by the open plan living, dining and kitchen. The all-white kitchen features electric wall oven, dishwasher and loads of cabinetry and benchtop space. The slow combustion fire keeps the whole house cosy during winter although there is instant comfort with a split system reverse cycle air conditioner and ceiling fans. Down the hallway to 3 bedrooms and study. The master features a massive walk-in robe with adjoining linen store and ensuite bathroom. The two other bedrooms are situated adjacent to the family bathroom, separate w/c and laundry. All windows throughout the home offer beautiful views across the land. The property has an efficient bore with potable water. In fact, the rainwater tanks have only been installed since the current owners have lived at the property. The rainwater now caters to the needs in the home and the bore for stock water and irrigation for the glorious garden. A woodlot is situated down towards the winter creek and provides your own fire wood. An efficient saving for the household plus the wood for next winter has already been cut and waiting in the paddock. Round this land out with a secure garage/workshop and a 4-bay shed with a drive-through pen for the animals. There is plenty of space to extend the home in the future or even add a carport if so desired (subject to council consents). More reasons to fall in love with Cooinda:- 2 minutes drive to Lobethal township- Self sufficient water, power and firewood- Lovely views over Lobethal and surrounding hills- 4.2 acres (approx) of quality land with plenty of shade for animals- Good fencing - Winter creek - natural and fenced to exclude stock- Good rainfall area (average rainfall 1030 mm)- Excellent bore that pumps 1000 gals per hour with potable water - currently used for stock water and irrigation only- Lawns and garden around the home are irrigated (manual)- Lemon, lime, orange and walnut trees- Rainwater harvesting 11,000 gallons storage which is plumbed to house plus a further 6,000 gallon reserve tank.- House can be changed to bore water if ever needed- Woodlot- Solar powered gate at entrance with remote control or key coded entry- Hot water replaced April 2021- Roof re-sealed Oct 2022- 6.6 kw solar installed Nov 2022- Sealed driveway- Split system inverter heating and cooling- Combustion heating- Ceiling fans- Secure garage/workshop with power & concrete floor- 4 bay shed currently used for alpacas with attached drive thru pen (easy catch and load)This much loved home and perfect "Goldilocks" sized small acreage is sure to suit your needs and hit the heart strings with appeal for your next family home.Specifications:CT / 5691/866Council / Adelaide HillsZoning / PRuLBuilt / 1978Land / 17270m2Frontage / 54.92mCouncil Rates / \$2385.40paEmergency Services Levy / \$163.40paEstimated rental assessment / Written rental assessment can be provided upon requestNearby Schools / Lobethal P.S, Lenswood P.S, Gumeracha P.S, Woodside P.S, Paracombe Primary and Preschool, Birdwood H.S, Oakbank SchoolDisclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409