

10 Church Street, Balhannah, SA 5242

HARRIS

Sold House

Monday, 4 September 2023

10 Church Street, Balhannah, SA 5242

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 3800 m2

Type: House

\$870,000

Immersed in a meandering garden setting that changes with the seasons and finds almost complete privacy amongst its bushland surrounds, isn't 10 Church Street every reason why you've chosen the Adelaide Hills? It's a fitting scene for this charming family home with a new lease on life thanks to a spate of recent updates across a deceptively spacious plan that adds an expansive entertainer's deck, sun-drenched studio and a separate rumpus/office to its flexible mix. The hub here is the sky-lit, galley-style kitchen with bundles of storage and bench space, dishwasher, oversized oven, stylish timber-look flooring and smooth flow into the adjacent lounge room. The combustion fireplace sets a cosy ambience for both living zones, enjoying its rest in summer while the split system cools this move-in ready home with storage at every turn. No matter the season or reason, you'll love every minute outside the home, where a pond, paths, places for your fire pit, a chook pen, ample shedding and secret nooks make this a slice of Hills magic, just a stroll from Balhannah's village centre. What other reason do you need? More to love:

- The last house on Church Street, with views of the river and surrounds
- Largely level parcel - rare for the Hills
- Off-street parking for multiple cars
- Freshly updated throughout
- Three double bedrooms and studio
- Separate rumpus attached to large shed
- Large separate laundry
- Built-in robes to all bedrooms
- Neatly presented, established gardens
- Just 20 minutes from the Tollgate
- Walking distance from Balhannah's many village conveniences
- And much more

Specifications: CT / 5397/684, 5790/652 Council / Adelaide Hills Zoning / Productive Rural Landscape Built / 1980 Land / 3800m² Council Rates / \$1755pa approx. Emergency Services Levy / \$220pa approx. SA Water / \$172pq approx. Estimated rental assessment: \$600 - \$650 p/w (Written rental assessment can be provided upon request) Nearby Schools / Oakbank School, Woodside P.S, Bridgewater P.S, Mount Barker H.S

Disclaimer: 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