

**101 Chapel Hill Road, Kangarilla, SA 5157**

Smallacombe

**Sold House**

Tuesday, 21 November 2023

101 Chapel Hill Road, Kangarilla, SA 5157

**Bedrooms: 7**

**Bathrooms: 5**

**Parkings: 10**

**Area: 16 m2**

**Type: House**



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**\$2,200,000**

This picturesque 2-storey colonial style home offers 7 bedrooms, 5 bathrooms and multiple living areas with an incredibly unique opportunity to utilise in a variety of ways. Privately tucked away on the edge of Clarendon and situated on 16.06 Hectares (approx. 40 Acres) of undulating, usable paddocks, the grand scale accommodation is set over two levels ~ allowing for an expansive single-family manor, or a dual-living opportunity, including separate kitchens, bathrooms, bedrooms, and living areas on each floor. The ground floor comprises: \* Very spacious open plan living area, with a stunning, well-appointed country-style kitchen adjacent a fabulous dining area \* Light filled breakfast room with magnificent views over your paddocks and a sunken lounge featuring a cosy combustion heater and magnificent bay window \* 3+ bedrooms ~ the master has a large ensuite, walk-in wardrobe and bay window \* Bed 5 & 6 have built-ins plus there is an adjoining room ideal as a nursery, additional bedroom or study \* 2-way family bathroom & separate laundry \* Huge rumpus room with its own kitchenette ~ fabulous for hosting large functions. Upstairs offers: \* Spacious family/dining area with glass doors opening to a huge balcony ~ perfect to take in the captivating views across the property \* Second, very well-appointed kitchen \* 3 bedrooms, all with ensuites. The master bedroom includes a walk-in robe, a spacious ensuite & overlooks the balcony. Step outside and enjoy all that this stunning property offers, including: \* American style barn \* 15 paddocks including 5 dams \* 11 rainwater tanks supplying 470,000 litres (approx.) of rainwater \* Mini orchard and stunning landscape-designed gardens complete with a rotunda and a wishing well \* Private entertaining areas \* Excellent shedding (powered) with potential for 10 cars to be stored undercover ~ including high clearance for a Winnebago \* Accommodation for up to 9 horses, with 3 good size stables, tack room, wash bay, arena and exercise ring. Whether you bring your horses and settle in, set up your workshop in one (or more) of the powered sheds, or agist livestock for local farmers, this unique, private, and beautiful property boasts established infrastructure for owners with equestrian needs or an unmatched opportunity to create a commercial venture. Will you rent it as accommodation, run a functions or wedding venue using the expansive lawns, landscape-designed gardens and rotunda, or a multitude of other prospects (subject to consents)? Unpack and relax in the country estate you've always dreamed surrounded by McLaren Vale's wineries and cellars. Within approximately 15 minutes' drive of McLaren Vale, only 10 minutes to Clarendon township, 20 minutes to the beach, or 30 minutes to Adelaide, enjoy the peace and quiet of the country without giving up the accessibility of the city. There is so much more that this property offers, it really is one that needs to be inspected to appreciate. 101 Chapel Hill Road at a glance: \* 16.06ha/40acres (approx.) \* Two-storey Country Homestead including 7 bedrooms, 5 bathrooms, 3 living, and 2 kitchens all under main roof ~ (kitchen, 3 bedrooms, 3 bathrooms, and living upstairs + kitchen, 4 bedroom, 2 bathrooms, huge living, dining, and breakfast room downstairs) \* Excellent storage throughout \* Huge 8.3m x 7.1m (approx.) rumpus with additional kitchenette \* Two slow combustion heaters \* Two split system reverse cycle air-conditioners + ducted evaporative air-conditioning \* Two hot water services ~ 1 tank (electric) + 1 instant (bottled gas) \* Two independent septic systems \* 13m x 13m (approx.) American Barn with secure 2 car tandem plus high-door Winnebago access roller doors & concrete floor \* 3 Phase power \* 470,000 litres (approx.) of rainwater storage \* 20m X 60m (approx.) surfaced arena with good drainage \* Two 9m x 6m (approx.) sheds ~ 2 car + workshop, concrete floor + power each \* 11m x 4.5m (approx.) stables (3 separate gated stables) \* Exercise yard \* Equipment shed \* Tack room \* 15 fenced paddocks with electric fences, races + shelters \*\* PLEASE CONTACT THE AGENT FOR A MORE DETAILED INFORMATION PACK \*\* Council: City of Onkaparinga Council Rates: \$3,670.81 per annum ESL: \$370.85 per annum Land Size: 16.06 hectares (40 acres approx.) Year Built: 1986 Zoning: Rural.