

106 Woods Hill Road, Summertown, SA 5141

HARRIS

Sold Acreage

Thursday, 16 November 2023

106 Woods Hill Road, Summertown, SA 5141

Bedrooms: 4

Bathrooms: 2

Parkings: 8

Area: 10 m2

Type: Acreage



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The home watches over the vineyards that make up 18 of the property's 25 acres and have filled the bottles of brands such as Ashton Hills, Deviation Road, Riposte and Summertown Wine Co; the value of this fully renovated C1940s character homestead runs deep into the fertile earth it stands on. When we say 'postcard' beautiful, this is what we mean; a rolling countryside with inch perfect rows of Pinot Noir, Chardonnay, and Sauvignon Blanc, set to the backdrop of rising mountains on the horizon...Your view, every day. And the reason why so many stop on Woods Hill Road to take photos of this sprawling bore-fed property with several boundless blocks, multiple access points, extensive 3-phase shedding, a commercial sized cool room, gazebo and your very own pool. Fully renovated in 2013, the stone-fronted solar-powered home that rules over it all is an impeccable and versatile meeting of two opposing eras, culminating in crowd-pleasing open-plan living and connected by striking engineered oak floors. The kitchen - headlined by stone benchtops, storage high and low, an expansive breakfast bar, high-end stainless steel appliances and an elevated position - will take your cooking to another level. A flexible plan astutely places the master bedroom in its own secluded wing and grants it the added luxury of private access to a sleek, underfloor heated two-way bathroom, sun/mud room and a walk-in robe. The transition to the pool area and gazebo is as smooth as hosting Christmas lunch here is inevitable, setting festivities to the soundtrack of splashing water and shouts of "Marco Polo". Take your guests on a tour through those vineyards and past an orchard, chook pen, veggie patches and vast paddocks waiting for your alpacas or one of those accommodation pods. Just a short drive from the CBD and the wineries/cellar doors and cute townships the Adelaide Hills is known for, it's 25 acres with the best of SA at its feet. More to love: - Commercially viable vineyards, allocated to two blocks established 1980 and 1995 - The scope to continue commercial arrangements with local wineries - Pinot Noir - 5 clones- Sauvignon blanc - 1 clone- Chardonnay - 3 clones- 18.82Meg Water Licence- Flawlessly presented C1940 family home, fully renovated and extended - High quality licensed bore- Powerful 5KW solar system with micro inverter - Large in-ground pool - Extensive shedding with 3-phase power - Separate lined shed could be easily converted to fully-fledged accommodation - Beautifully presented landscaped gardens - Ducted reverse cycle heating and cooling throughout, plus combustion and gas heaters - Large dressed paddock, fully fenced- Multiple vehicle access points - Commercial cool room- Moments from the heart of Summertown and Uraidla Specifications:CT / 6058/145Council / Adelaide HillsZoning / PRuLBuilt / 1940Land / 25.55ANearby Schools / Norton Summit P.S, Uraidla P.S, Basket Range P.S, Crafers P.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