

**11 Dalham Road, Mylor, SA 5153**

**HARRIS**

**Sold House**

Friday, 3 November 2023

11 Dalham Road, Mylor, SA 5153

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 4000 m2**

**Type: House**



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**\$1,030,000**

It only takes a few seconds surveying the breathtaking outlook across the valley to understand why 11 Dalham Road has been beloved for 30 years, home to only two families since construction. An acre brimming with history, vitality, and lifestyle, surrounded by storybook gardens, and perfectly placed in a tightly held pocket of Mylor that delivers the Heysen Trail and Mylor Conversation Park at your back door - your epic next era awaits. Tiered gardens ensure no window is without a lush botanical outlook, wrapping the allotment in ever-changing views for you to soak up and watch the seasons change, a true birdwatchers paradise. The classic floorplan has been expanded to create an expansive family home that celebrates connected modern living, harnessing shade and valley breezes for natural cooling. A central country-style boasts a 900mm Belling Induction Range Cooker for a gourmet home hub, effortlessly flowing across dining room to expansive living area. Roaring fires from the combustion heater will take the chill out of winter, while leadlight French doors step out to terrace alfresco area with chimenea, ensuring an all-seasons living wing. Two front bedroom, one featuring a built-in robe, with original slate stone fireplace celebrating the property's heritage. A rear study offers the ideal space for work-from-home days, while an updated family bathroom with freestanding bathtub, stone-topped vanity, and freestanding shower completes the main footprint with serene style. Cleverly designed to echo the silhouette and palette of the main house for full harmony, a self-contained studio with soaring ceilings and ensuite offers true multi-purpose utility. Whether you're seeking scope for multi-generational living, a freestanding office, hobby room, or simply more room to spread out, the framework is already in place. A circular drive connects to custom built garage, making it easier than ever to store boats, caravans and additional vehicles, while a full-scale workshop is fully equipped with heater to keep tinkerers cosy in as they work away. A wood and storage shed takes the form of a reproduction miners' cottage, honouring the site's origins while delivering further utility, while a full-size Tennis court promises to elevate your backhand. Only moments from sporting clubs, ovals, walking trails and the beloved local businesses of Mylor and its tight-knit community, with Aldgate, Bridgewater and plethora of beloved Adelaide Hills locales and wineries your new neighbours for downtime spent exploring the region. Numerous educational options nearby, including Mylor Primary and Heathfield High Schools, plus numerous private schooling options, while it's less than half an hour to the Adelaide CBD. Tree change, family empire, lifestyle estate - it's compelling whichever way you look at it. More to love: • 2.090KW solar panel system with 11 panels • 2 electric hot water services • Extensive rainwater tanks and bore water • Solar light to main bathroom • Split system AC to studio • Separate laundry • Established gardens spanning fruit trees, natives and gumtrees • Irrigation system with pump Specifications: CT / 5218/533 Council / Adelaide Hills Zoning / Productive Rural Landscape Built / 1950 Land / 4000m<sup>2</sup> Council Rates / \$2,513.51pa Emergency Services Levy / \$172.45pa SA Water / NA Estimated rental assessment: \$550 - \$650 p/w (Written rental assessment can be provided upon request) Nearby Schools / Mylor P.S, Aldgate P.S, Bridgewater P.S, Heathfield P.S, Heathfield H.S, Oakbank School, Mount Barker H.S, Urrbrae Agricultural 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