

11 Leonard Road, Hahndorf, SA 5245

HARRIS

Acreage For Sale

Friday, 3 November 2023

11 Leonard Road, Hahndorf, SA 5245

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 6061 m2

Type: Acreage



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Best offers by 12noon Wednesday 22nd November (unless sold prior) Watching over Hahndorf's historical township, this tightly-held lifestyle property - spanning some 1.49 bore-fed acres with a pool, tennis court and wide open spaces - hushes and embraces its famous town in the same breath. Built 1980, extended and extensively updated by its adoring custodian; this solar-powered home takes its ultra-flexible 4-bedroom/1-study footprint and wraps it in Wistow stone that was painstakingly placed, piece by piece, by renowned Hills stonemason Marco Scamoni. The result is a timeless home that blends seamlessly into its lush surrounds and serves a growing family the luxury of multiple living zones and a bonus separate studio that could be anything from a games room to a teenager's dream retreat. Flanked by big windows, the breezeway transition from the original stone home to the two-bedroomed modern addition captures a glimpse of an elevated view toward a distant Mount Lofty. For a longer-lasting - and more far-reaching - view, simply swing open the French doors of the central lounge room and step out to the veranda or head straight to the pool. Satisfy that post-swim hunger thanks to an updated kitchen with stone benchtops, dishwasher, 900mm gas cooktop/oven, breakfast bar and a spacious dining room when it's too chilly for a dinner on the deck. With plenty of shedding for your big toys, abundant rainwater storage, 20 bill-slashing solar panels, a large covered pergola, bore, veggie patch and an orchard, all on the brink of Beerenberg Farm and Hahndorf's purveyors of local produce; this is a sustainable lifestyle in a sumptuous corner of the world. Welcome. More to love: - 45m circular driveway with ample off-street car parking - Serene location, just a 2-minute drive from Hahndorf's famed main street - Supremely flexible floorplan with three living zones and designated office/additional bedroom - Large pool and full-size flood lit tennis court - Stylishly presented inside and out, ready to move in and enjoy - Periodic updates include flooring, kitchen and modern extension - Loads of storage throughout - 20 solar panels - Large powered shed - Orchard with a wide range of fruit varieties - Moments from a range of world-class cellar doors/wineries Specifications: CT / 6281/428 Council / Mount Barker Zoning / PRuL Built / 1980 Land / 1.49A Council Rates / \$3208pa Emergency Services Levy / \$124pa Estimated rental assessment / \$1,150 - \$1,250 per week / Written rental assessment can be provided upon request Nearby Schools / Hahndorf P.S, Mount Barker P.S, Mount Barker South P.S, Nairne P.S, Mount Barker H.S, Oakbank School, 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