

# 1194 Lobethal Road, Forest Range, SA 5139

Adelaide Hills

## House For Sale

Wednesday, 24 April 2024

1194 Lobethal Road, Forest Range, SA 5139

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

**Area: 3 m2**

**Type: House**



Sam Oborn

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## **Best Offer By 14th May at 12noon (USP)**

Best Offer By Tuesday 14th May at 12noon (Unless Sold Prior) House allotment - 3,600sqm Vacant land - 7.12 acres Purchase one or purchase both! Nestled in the picturesque enclave of Forest Range, this property offers a unique opportunity to embrace the tranquillity of nature. With two titles encompassing a total of approximately 8 acres, including a charming cottage set on a generous 3,600sqm house block, this is a haven awaiting transformation. The quaint cottage, with its rustic allure, presents a canvas for renovation enthusiasts. Boasting two bedrooms and one bath, it exudes a cosy ambiance, promising a retreat from the hustle and bustle of urban life. Adorned with delightful gardens that burst with a kaleidoscope of colours in the autumn months, the setting is enchanting and inviting. Beyond the cottage lies approximately 7.12 acres of land, offering endless possibilities for agricultural endeavours or recreational pursuits. A shed with high clearance and three-phase power stands ready to accommodate various projects or storage needs. A serene dam, accompanied with a water license, enhances the rustic charm of the landscape, providing an ideal setting for leisurely afternoons or potential irrigation purposes. The quality land currently homes a small organic apple tree orchard, presenting an opportunity for a hobbyist to cultivate or explore the art of cider-making. Alternatively, the current owners are open to removing the trees, allowing the discerning buyer to tailor the landscape to their vision. With unlimited potential, the choice is yours, whether you purchase one allotment or both. With an abundance of space and room for potential expansion, this is a rare opportunity to build something special while living in the current cottage, as well as Airbnb potential. This really is the perfect canvas to create your masterpiece (STCC) and enjoy fresh country air and mother nature at her finest. Situated in the sought-after locale of Forest Range, this property offers not only a retreat from the everyday but also convenient access to amenities and attractions. With stunning vistas framing the horizon, every glance serves as a reminder of the beauty and serenity that this idyllic setting affords. Envision the possibilities, seize the opportunity, and craft your dream retreat amidst the beauty of Forest Range.