

12 Mappinga Road, Oakbank, SA 5243

ADCOCK

House For Sale

Monday, 22 January 2024

12 Mappinga Road, Oakbank, SA 5243

Bedrooms: 4

Bathrooms: 2

Parkings: 7

Area: 1 m2

Type: House



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Best Offers By Tues 6th Feb at 11am

For parties, weddings, or purely for this idyllic hand-made estate, step into a lifestyle like you've never known – one of colour, layers of Kanmantoo bluestone, and more flawless lawns you could ever hope to sow. What began as a dusty paddock is today the pride, joy, and partnership of fastidious owners who built and staged the ageless 4-bedroom, 2-bathroom farmhouse some 25 years ago to frame the tennis court. Perhaps you're a nature lover, the outdoorsy type, or executive seeking balance, privacy, and the chance to level up your outdoor entertaining – herein lies the ultimate family memory-maker. Against the newly re-surfaced, floodlit north-south court, you can umpire from the undercover sidelines of the alfresco, or from any wide-lensed perspective along the billiard room, wet bar, casual meals, and open plan living – even the kitchen sink won't miss a forehand. And as the view from any Western Red Cedar sash, sliding or bay window fills with a mix of English trees, retaining walls and native gardens, the home's warm interiors let them glow. The Blackwood kitchen hosts a central prep island, filtered rainwater, AEG induction cooktop, Bosch double oven with warming drawer, a Miele dishwasher, and walk-in pantry – and the impressive custom joinery doesn't stop here. It lines the long hallway, fills the deep cellar/storeroom off the meals, and gives three of the four bedrooms walk-in robes – the 2nd has built-ins – as the plush master parades a huge walk-in robe beside a heritage style spa ensuite. Some 402sqm worth of family floor space says it all. With 22 solar panels, 3-phase power, an incredible water supply, huge rainwater capacity, a bore and dam-fed irrigation, the property rewards you in so many unexpected ways – discover the wishing well, the dam's goldfish, even a bridge, cascading waterfall, and lily pond. And as you swing the country gates open for a convoy of cars to converge its gravelled arrival, you wouldn't even know there's a concealed, high clearance shed for the farm toys and campervan, with a handy mezzanine. All this, moments from the Amy Gillett Bikeway, Oakbank Racecourse, a weave of world-class cellar doors, and Oakbank's thriving township. For serenity on a spectacular hectare, lifestyle is served... Water: 40m deep bore (drilled in 1997) 1.5L per second (Salinity 3476 TDS) with a pebbled run-off to remove iron on course for the dam. Water run-off directed to plastic lined dam – net-protected for the goldfish. Bore/dam water pumped via a Hydrosmart digital water conditioner to break down minerals and prevent staining of pathways. 12-station controller to all Fescue lawns Remaining lawns are on manual solenoids. 1.5-inch mains pipe runs the boundary with taps every 40 - 50m Rainwater to whole house with mains & bore switch (if required) 165,000L Colorbond rainwater tank collects run-off from house & shed Gardens Set on 1.2ha (2.94 acres) 34m x 17m North-South synthetic tennis court - floodlights controlled from kitchen. A tranquil waterfall, bridge & lily pond Feature stone wishing well. 4 manicured varieties of lawn Mature trees include pistachio, ash, sunburst Gleditsia, oaks, silver birch, alnus, weeping apricot & peach, bay trees, nectarine, plums & crab apple. An abundance of meandering paths & Kanmantoo Bluestone retaining walls Shady garden retreats for breaks of play Shedding Dual side-by-side garage to home with auto doors 15.2m x 9.2m Olympic shed with approx. 3.6m clearance, concrete floor, mezzanine, 2 storerooms & 3-phase power The Farmhouse Built by Foreman Builders, Pt. Adelaide Newly repainted interiors – externals repainted 2 years ago. New quality neutral carpets 22 solar panels 3-phase power Insulation batts to all external walls & ceilings Daikin ducted R/C A/C Ducted vacuuming system Stunning feature leadlight Bay window formal living | double aspect panes to formal dining room Blackwood kitchen with AEG, Miele & Bosch appliances + WIP/store. Bay window rumpus with Blackwood wet bar, H/C water (billiard table neg.) Heritage style 3-way bathroom with separate WC Vast custom storage, BIRs to bedroom 2, bedrooms 3 & 4 have WIRs. King-sized master with spa ensuite, dual vanity basins & large WIR Property Information: Title Reference: 5361/111 Zoning: Productive Rural Landscape Year Built: 1998 Council Rates: \$4,627.36 per annum Water Rates: \$74.20 per quarter Adcock Real Estate - RLA66526 Andrew Adcock 0418 816 874 Jake Adcock 0432 988 464 Nikki Seppelt 0437 658 067* Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided. The floor plan included in this marketing material is for illustration purposes only, all measurement are approximate and is intended as an artistic impression only. 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