

14 Byard Place, Hahndorf, SA 5245

HARRIS

House For Sale

Wednesday, 27 December 2023

14 Byard Place, Hahndorf, SA 5245

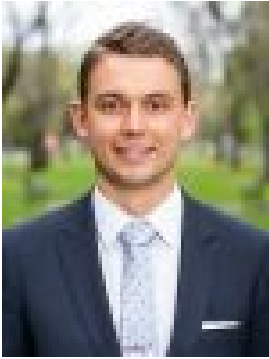
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 832 m2

Type: House



Jack Hodgson
0423029621



Josh Biggs
0407604041

Contact Agent

Best Offers By 10am Tuesday 30th January 2024 (Unless Sold Prior)A high-quality home bursting with cottage character across a full-scale family floor plan, and just a short stroll to the main street of Hahndorf – 14 Byard Place is a hills haven ready for you to thrive. A flawless reproduction federation façade, wrapped with bluestone and tiled veranda, is expertly complemented by cottage gardens, taking full advantage of high placement at the end of an idyllic cul-de-sac. A grand entryway with circle-top windows introduces the quality and scale present across the entirety of the impressive footprint, heritage detailing, soaring ceilings and fresh colour palette elevating robust foundations throughout. There's room to grow aplenty, with a formal lounge boasting both bay window and timber-mantled fireplace, while a central family room is complete with combustion heater for the toastiest winters on record. The fourth bedroom or dedicated study expands multi-purpose potential, delivering more space to spread out or a bespoke work-from-home suite. A kitchen with gas cooktop, timber cabinetry and walk-in pantry provides an enviable and intuitive workspace, open plan positioning and French doors to vast gabled pergola ensuring effortless flow for entertaining. Overlooking lush lawns and safely secluded by gum trees, it's sure to be the epicentre for every alfresco family gathering to come. Serenely tucked away from all the action, a spacious main bedroom is the ideal parents retreat, with built-in robes, private ensuite and French doors to terrace creating an enviable suite. Two additional bedrooms with built-in robes are serviced by family bathroom, with subway tiling, wide vanity, and luxe corner spa bath creating a tranquil space for the morning ramp-up or evening wind-down. Located just a stone's throw away from numerous amenities on the main street at Hahndorf, including shops, cafes, supermarkets, and numerous hotels for summer sips on the terrace or winters around the fire. Close to Hahndorf Primary School, with Oakbank High School and numerous private schooling options nearby. Weekends are sorted with the best of the Adelaide Hills Wine Region at your doorstep, while it's less than half an hour to the Adelaide CBD. Adelaide Hills living in its purest form. Welcome home. More to love:

- Double garage with rear roller door and internal and exterior pedestrian doors
- Additional off-street parking
- Extensive powered workshop/shed
- Ducted air conditioning
- Ducted gas heating throughout
- Wall units in bedrooms 1, 2 and 3
- Combustion heater to family room and fireplace to lounge
- Separate laundry with exterior access and generous storage
- Tiled floors and plush carpets
- 3m ceilings throughout
- Ceiling fans
- Irrigation system
- Security system
- Rain water tank

Byard Place has been voted the best street in Hahndorf by Mt Barker Council, for the last 2 years

Specifications: CT / 5163/412 Council / Mount Barker Zoning / TN Built / 1996 Land / 832m² Council Rates / \$2,856.00pa Emergency Services Levy / \$129.35pa SA Water / \$318.33pa Estimated rental assessment / \$650 - \$710 per week / Written rental assessment can be provided upon request

Nearby Schools / Hahndorf P.S, Oakbank School, Bridgewater P.S, Mount Barker P.S, Mount Barker H.S, Urrbrae Agricultural H.S

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