

**14 Pine Avenue, Hahndorf, SA 5245**

**ADCOCK**

**House For Sale**

Tuesday, 28 May 2024

14 Pine Avenue, Hahndorf, SA 5245

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 1510 m2**

**Type: House**



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**\$1,450,000 - \$1,530,000**

Its heart beats for the past, yet it lives and entertains in modern country sophistication-a vintage that feels like a vacation in a parade of lush and productive gardens within strolling reach of Hahndorf's vibrant village strip."Churinga" by name, an absolute glamour by nature - this 4-bedroom stone-fronted bungalow on a fastidiously considered 1510sqm parcel stuns in so many ways. With some 10kW of solar, 45,000L rainwater storage, prolific fruit trees and the grace, space, and class to entertain - for those who party, potter, or roam the country in their campervan, meet your magnificent match... Car buffs - your home base has a high clearance carport for three, rare caravan capacity, impressive mezzanine storage, a workshop, and a sealed driveway all behind electric gates. For the semi-retired with the caravan packed, you'll be nipping off in no time for your next nomadic destination. Warm neutrals skim the classic home led by four grand bedrooms and a wide, enclosable central hallway - the master, cosied by a combustion fire, treats you to ensuite chic with exposed stonework and rain shower mornings through twin barn doors. The family bathroom, clad in VJ panelling, sinks into a rolltop bath beside a bureau-style vanity with granite benchtops and dual basins; heated towel rails adding extra winter warmth. And well beyond those hallway French doors, vast open plan living appears, the baker's oven ablaze, headlined by a provincial-style Chris Bamford kitchen. A dish itself, it hosts from solid jarrah benchtops, a large walk-in pantry, Euro dishwasher, 900mm Kleenmaid oven, 6-burner cooktop, and endless storage enhanced by leadlight display cabinetry. But if strolling down to an alfresco breakfast in luxury resort style is your vibe, exit the bi-folding glass and this expansive deck concurs; we'll grab the menu. Maybe you'll work from home or treat the teen or staying guests to the detached and beautifully appointed studio with its own patio doors, huge deck, and a modern kitchenette to its living quarters. Or maybe it's all about the grounds: from the hedges and standard roses to the rear garden's statement magnolia and zoned home-grown vegies and fruit trees; you'll know where to source the wine and cheese - here's where grace and class will captivate your crowd... Timeless class worth staying close for: Well-insulated & beautifully renovated 1936 stone-fronted bungalow Electric gated access to undercover parking Incredible all-weather & private entertainer's decks 9m x 6m carport for 3 cars 3.3m carport clearance + 15amp power point for caravan Fully fledged retreat/guest house with kitchenette & WC Extensive shedding with mezzanine & workshop 10kW Fronius solar system Lofty 3m ceilings Feature open fireplaces Re-sanded & polished timber floors Provincial style Chris Bamford kitchen Grand master with ensuite Heritage bathroom & separate WC Ceiling fans, split system & combustion fire comfort Lush & productive gardens on a secure 1510sqm allotment Walking distance to Hahndorf's vibrant village atmosphere And much more... Property Information: Title Reference: 5926/530 Zoning: Township Neighbourhood Year Built: Circa 1936 Council Rates: \$3,978.01 per annum Water Rates: \$255.75 per quarter \*Estimated rental assessment: \$950 - \$970 per week (written rental assessment can be provided upon request) Adcock Real Estate - RLA66526 Andrew Adcock 0418 816 874 Nikki Seppelt 0437 658 067 Jake Adcock 0432 988 464 \*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. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent. Any information that is intended to be relied upon should be independently verified. Property Managers have provided a written rental assessment based on images, floor plan and information provided by the Agent/Vendor - an accurate rental appraisal figure will require a property viewing.