

140 River Road, Hahndorf, SA 5245

Adelaide Hills

House For Sale

Thursday, 16 November 2023

140 River Road, Hahndorf, SA 5245

Bedrooms: 3

Bathrooms: 1

Parkings: 6

Area: 9 m2

Type: House



Sam Oborn

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Best Offer By 5th December at 12noon (USP)

Best Offer By Tuesday 5th December at 12noon (Unless Sold Prior) Ideally located within minutes of the popular Hahndorf Village, this charming property offers unlimited potential! With 23.77 usable acres, plenty of shedding, a dam with water licence, Onkaparinga River, far reaching views and so much more.. Whether you move in or upgrade as you wish; this is a rare opportunity with an easy 15 minute commute to the tollgate and close proximity to Hahndorf Village, adding an extra layer of convenience to this idyllic countryside setting. Built in 1981, the 3 bedroom home has been recently updated so there's no need to do anything, just move in enjoy the stunning surrounds. Features include a cosy slow combustion heater with stone feature in the front living room, new ducted reverse cycle air conditioning throughout, LED downlights and new carpets for comfort and convenience. You may wish to make further upgrades over the years or build an epic masterpiece. The sky is the limit! Outside is where you will spend most of your time; here, you have something truly special. A great parcel of land with good fencing, including 7 paddocks, a holding yard, and a dedicated house paddock. Whether you're after a rural retreat or a hobby farm, you can utilise the land as you wish. A lovely feature of this property is the dam which ideally holds a water license, ensuring a sustainable and reliable water source all year round. The property is also equipped with 3-phase power and features an abundance of shedding for all your storage needs. With easy access to the SE Freeway, you are conveniently located just 15 minutes from the tollgate, making your daily commute to Adelaide is a breeze. The property's close proximity to Hahndorf, Stirling, Mount Barker, and neighbouring townships provides a wide range of amenities and services. This property is a rare gem that offers the perfect balance of space, comfort and convenience, making it an ideal setting for an easy going rural lifestyle. Embrace the opportunity to make this serene rural oasis your own and enjoy the best of country living with all the modern amenities you need. More to love: C.19819.62 // 23.77 acres approx. 3 bed 1 bath home Kitchen with electric appliances including dishwasher and new oven Feature stone around slow combustion heater New carpets throughout Outdoor entertaining area New heat pump hot water system New ducted reverse cycle air conditioning throughout LED downlights Great usable land - 7 paddocks, holding yard and house paddock Well maintained pastures over the past 10 years, fertiliser, weed control, pasture replacement etc. Good fencing with electric fences throughout Cattle crush, load in ramp, stock yards Dam with 5,760 KL water licence Rainwater supply to the house approx. 15,000 gallons (toilet on dam water) Dam water holding tank, approx. 20,000 gallons 3 phase power Stock watering troughs Abundance of shedding 2 x fire hydrants with petrol pump 2 x power meters 15 minutes to tollgate Easy access to SE Freeway Close proximity to Hahndorf, Stirling, Mount Barker and surrounding townships Views of Mount Lofty Summit Plus so much more..