

140 Snelling Road, Hahndorf, SA 5245

House For Sale

Wednesday, 8 November 2023



140 Snelling Road, Hahndorf, SA 5245

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 28 m2

Type: House



Bill Ferber

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Expressions of Interest

Uncover a rare opportunity to own a piece of paradise with 70 acres of green rolling hills adorned by stands of established pines, grand old gum trees and winter creeks. There are 2 road frontages and all within minutes of the vibrant Main Street of Hahndorf and easy access to the SE Freeway. Off Snelling Road, a charming 1940's stone and brick cottage awaits, brimming with potential for renovation and restoration. At the pinnacle of Kangaroo Reef Road are breathtaking East facing building sites offering incredible views over the hilltops, providing the perfect setting to build your dream home. Whether you aspire to renovate the existing cottage, construct a new masterpiece, or perhaps even both by creating a B&B (stcc), this property offers endless possibilities to shape your ideal lifestyle. Cross the winter creek and through the trees to the symmetrical cottage nestled into the hill and sheltered from the weather. With 10 foot ornate ceilings above and original timber floors underfoot all the components are there for a beautiful renovation. The eat in country style kitchen has a rustic charm and the lounge with wood heater is cozy and warm. There are double doors to a sun room, and the facilities are 1 bathroom with separate toilet. Rustic old dairy sheds, chook sheds, hay shed and garage/workshop are in close proximity to the cottage and while the sheds are old they lay the footprint for future improvement. Around the grounds are 2 bores partly equipped and recently acquired bore reports indicate very good water and the land is fenced into 3 paddocks. The 2 road frontages gives opportunity to renovate and add on to the existing cottage OR dream big and build a masterpiece to take in the panoramic Northerly views over the Hilltops off Kangaroo Reef road. (stcc) This rural retreat is a unique canvas upon which you can create your own dreams and escape from the bustling world. Don't miss this rare opportunity to own a piece of South Australia's rural paradise, where the possibilities are as vast as the view from the top of the hill. Embrace the tranquility and charm of country living, yet so close to the city. CALL BILL FERBER ON 0414 587 767 TODAY TO ARRANGE YOUR INSPECTIONS. Specifications: CT / 4154/992 Council / Mount Barker Council Zoning / Rural Land / 27.95 Ha Council Rates / \$1406.80 SA Water / N/A All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. Interested parties should make their own inquiries and obtain their own legal advice.