

15 Ayers Hill Road, Stirling, SA 5152

HARRIS

Sold House

Friday, 18 August 2023

15 Ayers Hill Road, Stirling, SA 5152

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 2010 m2

Type: House



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Contact agent

So beautifully placed you can walk to Stirling's beating heart, yet far enough away to carve out the sanctuary you came to the Hills for; this dynamic family home epitomises the exclusivity of its address on the preeminent Ayers Hills Road, down to the last detail on its level, inch-perfect parcel. Custom built by the renowned Samuel James Homes in 2012 and periodically updated along the way, this Tesla-powered haven is the definition of family freedom, saving its best for an open-plan rear with a northern gaze to its pavilion, in-ground fully-tiled pool and manicured, bore-fed gardens.

Light-grabbing windows and doors connect the internal living spaces of its 4-bedroom plan to the lush outside world, including a central courtyard that makes the journey across the hallway's striking Sydney Blue Gum floors. Along the way you'll discover a wing with three double bedrooms and a sleek bathroom the kids will claim as their own, not to mention your very own wine room, ready to showcase your finest drops to every passer-by. Featuring the full suite of Miele appliances, stone benchtops, a breakfast bar that stretches for days and a huge butler's pantry, the open-plan kitchen is a stylish excuse to throw parties - sans forking out for an expensive caterer. And what a party it will be, set to that magical backdrop, serenaded by your integrated Sonos speakers, every envious soul spilling out to that poolside pavilion and fire-pit zone by its side. It's time to celebrate a special home in a special part of the world. More to love:

- Ideally placed on the prized northern side of tightly-held Ayers Hill Road
- Just a 15-minute walk from the heart of Stirling
- Ultra-flexible floorplan with gym room/retreat, study zone and four bedrooms
- Huge master suite with walk-in robe and ensuite
- Powerful 20KW solar system and 13.5KW Tesla battery
- Double garage with remote Panelift entry
- Electronic gated entry
- Double oven, dishwasher and 900mm gas cooktop
- Solar heating to in-ground pool
- Ducted reverse cycle heating and cooling, plus cosy fireplace
- Zoned alarm system with monitoring provisions
- 3m-high ceilings
- Instant gas hot water system
- Fully irrigated gardens and bore
- Large lawned area, custom cubby house, large shed and chook shed
- Storage galore and separate laundry
- Walking distance from public transport and St Catherine's School
- Just an 8-minute drive from the Tollgate
- And much more.

Specifications: CT / 5447 / 916 Council / Adelaide Hills Zoning / EN Built / 2012 Land / 2010 m² Frontage / 17.37 m Council Rates / \$6,015.24pa Emergency Services Levy / \$420.40pa SA Water / \$643.83pa Estimated rental assessment: \$1400 - \$1500 p/w (Written rental assessment can be provided upon request) Nearby Schools / Crafers P.S, Upper Sturt P.S, Heathfield P.S, Aldgate P.S, Healthfield H.S, Urrbrae Agricultural H.S, Mitcham Girls H.S Disclaimer: 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409