

**1519 Hindmarsh Tiers Road, Hindmarsh Tiers, SA**

**Raine&Horne.**

**5202**

**Sold House**

Friday, 3 November 2023

1519 Hindmarsh Tiers Road, Hindmarsh Tiers, SA 5202

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 1 m2**

**Type: House**



Paul Clifford

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## Contact agent

It's comfortable. It's unique. And set amongst the calming solitude of nature, it's completely unexpected. With sealed road access casting a path to absolute peace and solitude - and spectacular Airbnb potential - this quirky 1-bedroom farm stay is the jewel within its rolling, 4-acre patch of emerald elevation. Against a retained, established and slightly rustic outdoor entertaining zone, the Colorbond-clad, fully renovated cottage reveals a contemporary-rustic aesthetic led by warm timber floorboards, picture window views, and an open plan kitchen hosting a dishwasher, electric oven and hotplates. It presents better than studio-style living in better-than urban-style dimensions hosting reverse cycle split system comfort, single phase power, fully enclosed and versatile shedding, plus exhilarating, high ground rural valley views that defy belief. The exploits of such an enchanting parcel that lets you live, work or relax remain to be seen, or shall we say, unseen... Embracing a sprinkling of stringy barks, the visual beauty of its surrounds with the audio balance of prolific birdlife - and undoubtedly some inquisitive wildlife - give it a name, a website, a booking platform, and the Superhost you can become. Skirting the sparkling coastlines and bustling tourist locales of Aldinga Beach, Willunga, Myponga and Victor Harbor, why wouldn't you... Features: Contemporary-rustic, Colorbond-clad 1-bedroom cottage Picture window + exhilarating rural valley views from the land's higher ground Fully renovated throughout Open plan modern kitchen with dishwasher, electric oven & hotplates R/C A/C split system comfort 12m x 6m fully enclosed shed High rainfall area (825 - 85mm annual average) 22,000L of rainwater storage + mains water running past (but not connected to the property) Statuesque stringy bark trees dot the land & property Single phase power connection Brilliant opportunity for an off-beat Airbnb Environmentally friendly lawn mowers included - 5 Australian White ewes + lambs at foot Sublime seclusion in rural paradise... Location: 7kms to Myponga, 20kms to Victor Harbor, Aldinga Beach & Willunga, 62kms to Adelaide International Airport - (all approx.) C.T. 6168/568 Allotment 11 / DP 129175 Land area: 1.788ha (4.4acs) Zone: Watershed Protection Hundred: Encounter Bay Council area: Victor Harbor Council rates (incl. Levy): \$1,945.35 per annum approx. \*Preferred Settlement March 2024 Paul Clifford R&H Rural SA 0427 796 144 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 enquiries and obtain their own legal advice...