

**209 Boyle Swamp Road, Mylor, SA 5153**

**Ennis Partners**

**House For Sale**

Tuesday, 30 April 2024

209 Boyle Swamp Road, Mylor, SA 5153

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 4100 m2**

**Type: House**



Richard Colley

0418827710

## **\$1,000,000 to \$1,100,000 EOI**

Delightful Hills home, on over an acre, less than 30 km from the CBD, this could be the perfect tree change you have been looking for!!! "Alston", c1976, is an immaculately presented brick home beautifully nestled on a superbly planned 4,200 sqm (approx..) piece of Adelaide Hills beauty and serenity. The most comfortable light and bright family home features: A huge and welcoming lounge and meals room Main bedroom with built in wardrobes. Bedrooms 2 and 3 both have lovely outlooks. A spacious north facing family room. Super kitchen adjacent to the family room, featuring a Siemens wall oven, Smeg hotplates, and good bench and pantry space. Well-presented fully tiled bathroom, with a separate loo Separate Laundry Lovely wide north facing rear verandah. The home enjoys a beautiful neutral décor and has recently been painted and carpeted throughout. Set over the incredibly well maintained "Parkland" you will find: Ample garaging and carport space for at least 4 vehicles Workshop space Various outhouses including a wired and plumbed glass house, implement shed, potting shed, and shade house. An orchard of fruit trees including apples, cherries, quince, and plum An asparagus patch, and specially irrigated vegetable gardens. The delightful parkland setting also boasts sweeping lawned areas, a gorgeous pond, rose gardens, camelias, and a vegetable garden. There's plenty of room for a cricket pitch, kicking a football, and having wonderful party's all on your own property! Other features include: Rainwater tanks of approximately 50,000 litres A bore for watering your oasis. Inground sprinklers to much of the property "Water Smart" hydro septic system A plumbed external fire extinguisher system over the home Boundary fencing Positioned within walking distance to the delightful township of Mylor, you will love the General store, café, sporting facilities and an all-round wonderful community spirit including many welcoming special interest groups, churches, and sporting clubs. Just a few minutes away by car you will then find the lovely village of Aldgate and a little further into Stirling.... All very handy, whilst enjoying a feeling of being in "away from it all" at home. Mylor is an easy drive into the city of Adelaide, and there is an Adelaide Metro bus stop at the end of the street. This is wonderful Adelaide Hills living - an incredible lifestyle property, in a most affordable price range, awaits your inspection! Please ring Richard Colley to arrange a private viewing at a time to suit. Offered for Sale by way of an Expressions of Interest campaign closing on Wednesday 15th May 2024 at 11.30am.