

**22 Adelaide Road, Echunga, SA 5153**

**ADCOCK**

**House For Sale**

Monday, 27 May 2024

22 Adelaide Road, Echunga, SA 5153

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1890 m2**

**Type: House**



Andrew Adcock  
0418816874



Nikki Seppelt  
0883884777

**\$850,000 - \$900,000**

An unpretentious villa haven - the c1910 kind; happy to reveal its shabby chic edges with a pretty façade and an even prettier garden ramble on an 1890sqm allotment. One step through the double entry gates and its stone-fronted beauty arrives with a pure and simple honesty wrapped in return verandah's – forget fancy, this is eclectic Echunga chic on a proud as punch country block. From the gracious entry foyer, wide hallway, and weathered pine floors strutting throughout, you're summoned inside for flickering winter open fires, and in contrast to its billowing chimneys, 36 solar panels balance the villa's summer efficiency. The footprint extends with formal and casual living zones, three generous double bedrooms, and a sun-bathed open plan living and dining area emblazoned by wall-to-wall glass to bring sunlight and its gum-studded, home-grown surrounds into glorious view. The rear living zone corners an equally open plan kitchen with a new dishwasher, Omega electric wall oven, double sinks, and an island servery splicing the enormous up-for-entertaining space. The leading master bedroom peers out of period sash windows, bedroom two looks up to lofty pressed tin ceilings, and bedroom three becomes anything you want it to against a giant heritage family bathroom bestowing a character Fowler ware China hand basin. In a location announcing the charming towns of Maccy and Strath at the end of the road and Mount Barker in minutes, this is a lifestyle so worth swapping city heels for. If you're in, gum boots and gloves it'll be amid gardens sown for living in – gardens insisting you potter in the hen house and vegie beds, entertain on the wide brick-paved alfresco, relaxing to the tune of the water feature with roses, fruit trees, lavender and sweet peas in seasonal bloom as the vast cottage spread uncovers contemplation spots for that forever-sought peace and calm. With immense rainwater and bore capacity, solar power, split system and open fire comfort, radiant daylight and a gargantuan garage with home business or mega-storage in its favour - it all boils down to down-to-earth living... As the 'Kiss Me Kate' rose climbs the arbour, the dahlias, delphiniums, lilacs, and bulbs join the vibrancy of crab apples, quinces, citrus and stone fruit for an edible garden experience, come back to earth for the richest life Echunga can create. Who can put a price on that? There's plenty to adore about Adelaide Road: An honest c1910 return verandah villa on 1890sqm. Wide 30.48m fully fenced frontage 36 solar panels Open fireplaces & split system R/C A/C comfort Weathered pine floors. Lofty 3.3m ceilings 2-car garage (5.6m x 6m + 5.6m x 5.7m adjoining garages) Bore with high-pressure pump for garden irrigation. Brick-paved open air alfresco Approx. 40,000L rainwater tank Second WC in the laundry Hen house & garden shedding Hot water heat pump – just 1 year old Stunning hand-grown cottage gardens Potential plus & much, much more...  
Property Information: Title Reference: 6115/940 Year Built: 1910 Council Rates: \$3,493.60 per annum \*Estimated rental assessment: \$560 per week (written rental assessment can be provided upon request) Adcock Real Estate - RLA66526 Andrew Adcock 0418 816 874 Nikki Seppelt 0437 658 067 Jake Adcock 0432 988 464 \*Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided. The floor plan included in this marketing material is for illustration purposes only, all measurement are approximate and is intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent. Any information that is intended to be relied upon should be independently verified. Property Managers have provided a written rental assessment based on images, floor plan and information provided by the Agent/Vendor – an accurate rental appraisal figure will require a property viewing.