

25 Onkaparinga Valley Road, Balhannah, SA 5242

ADCOCK

House For Sale

Monday, 17 June 2024

25 Onkaparinga Valley Road, Balhannah, SA 5242

Bedrooms: 4

Bathrooms: 1

Parkings: 3

Area: 5420 m2

Type: House



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Best Offers By Tues 25th June at 11am

Botanical beauty with heart-of-town impact. Few homes stir as many superlatives as this renovated 1970s style deeply set on a lovingly curated 5420sqm block - and framed by garden glory, its heart of town position is all but forgotten, until you need it. From the firepit to the Parterre gardens, the canopy of seasonal colour to the tranquil banks of a winter creek; this is for the semi-retired, the empty nester, or families with short attention spans - three, two, one, go... The big, double brick home, rich in the fabric of its era hosts three spacious bedrooms plus a study, huge garden-grabbing windows, and retro living-to-dining-room glass dividers, all paired with a few welcome upgrades. A combustion fire adds warmth to its living room style; the revamped bathroom warms the towels and promises a rain shower indulgence, beside the bedrooms and separate powder room. On-trend a decade on, the shaker style Peter Wolfe kitchen hosting Miele appliances - an induction cooktop, dishwasher, steam and pyrolytic ovens plus a warming drawer - rounds off with Oregon benchtops and plenty of walk-in pantry envy. What a transition from dinner to deck. The rear 17m verandah, fully enclosable via electric blinds, shuns a chilly afternoon, yet with views like this, grab a jacket instead - a garden tour revealing vegie and herb beds plus statuesque liquidambars, golden elms, plane trees, crepe myrtles, sycamores and magnolias. You'll want to savour every magic minute of it from the indoor/outdoor zone insisting it's very much part of the home. With a concrete circular driveway, side gate vehicle access, a detached double garage with storeroom/workshop, even subdivision potential (STCC), this is more than just a botanical block with impact. It'll cure your cabin fever, and on Balhannah's favourite stretch, it'll also cure your fear of missing out, inches from every heart of town essential. A stroll to Mitre 10 or Balhannah by Design, easy minutes to Hahndorf or Verdun, all from the gateway to many an acclaimed cellar door; it all makes life on OVR far more than OK... What a way to get amongst it: Sympathetically renovated double brick home. Practical concrete semi-circular driveway. Expansive grounds of mature seasonal colour on 5420sqm 17m x 4m indoor/outdoor deck with 7 remote perimeter track blinds. 6kW solar (24 panels). Up to 4 bedrooms - or 3 + study. Carport + detached double garage with storeroom + woodshed. Timeless Peter Wolfe kitchen design. Chic family bathroom (with separate WC). External laundry with 2nd WC. Slow combustion fire & Daikin ducted R/C A/C. Firepit area and formal 'Parterre' gardens with herbs & vegies. Sprayers to front & side garden beds. 3 tanks with pressure pump for garden. Gas HWS. And much more... Property Information: Title Reference: 5568/812 Zoning: Township Year Built: 1970 Council Rates: \$2,620.27 per annum Water Rates: \$274.15 per quarter *Estimated rental assessment: \$580 - \$600 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.