

**259 Junction Road, Balhannah, SA 5242**



**Sold House**

Wednesday, 28 February 2024

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 5 m2**

**Type: House**



Clint Ray  
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Ruth Ferguson  
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**\$1,380,000**

Escape to the beauty of Balhannah with this 12-acre property, a sanctuary that seamlessly combines modern sophistication with the charm of cottage living. Nestled amidst rolling hills, this residence offers a lifestyle of tranquility and breathtaking views yet so close to all the amenities you need. Ideal for those downsizing off large acreage, or a family looking for space to grow, this beautiful home with large shedding, horse facilities, expansive water & solar services plus so much more, it truly has it all! This charming home features 3 bedrooms and 2 bathrooms, providing a perfect balance of space and intimacy. Each room is designed for comfort, offering a retreat for relaxation after a day of enjoying the beautiful surroundings. Step into a culinary haven with a newly renovated kitchen boasting high-end appliances, the heart of the home is a true masterpiece, providing both functionality and style. Enjoy the views of the rolling hills as you cook up a storm in this state-of-the-art space. The interior of the home is bathed in natural light, thanks to raked ceilings and an abundance of windows. Continuing through the home you are in the beautifully arranged dining and formal lounge featuring an open fireplace. With views across the gardens and lush paddocks, you can entertain and impress in peace and tranquility. Wine enthusiasts will appreciate the dedicated wine room / cellar, a space to store and showcase your collection. Whether entertaining guests or enjoying a quiet evening, this room adds a touch of sophistication to your lifestyle. The property features 5 large paddocks and a horse arena, perfect for those with equestrian interests. The lush gardens create a picturesque backdrop, and a waterproof feed shed ensures the well-being of all your animals. Embrace eco-friendly living with a 10kW solar system complete with a battery, providing sustainable energy solutions for your home. Contribute to a greener future while enjoying the benefits of reduced utility costs. The large shed with a concrete floor, power, and plumbing offers versatility for various purposes and is currently used as a tack room and workshop. An additional large shed located close to the driveway provides the ideal space to store a boat, caravan, trailer or extra storage space. Key property features: Internal: - 3 bedrooms all with built-in robes - Renovated kitchen with 2pac cabinetry and 900mm appliances - Breakfast bar with under bench storage - Split-level living and dining - Wine room/cellar for additional entertaining space - Reverse cycle air-conditioning - Combustion heater - High ceilings - Ceiling fans to all bedrooms and study External: - 10kw (approx.) Solar System + battery for ultimate energy efficiency - Large chook yard - Waterproof feed shed - Amazing firepit area - Spacious shed with concrete flooring, power and plumbing - Puretec filtered rainwater plumbed to the house - Multiple rainwater tanks plus bore water for all your water needs - Fully irrigated gardens - 5 paddocks - 3 with auto water troughs - Electric fencing - Several outdoor entertaining 'nooks' throughout that optimize the surrounding views - Woodshed - 2 x stables and an arena (60m x 20m approx.) - Dam with platform - Additional large shed - perfect for a boat or caravan Don't miss the opportunity to own this unique property in the highly desirable Hills location of Balhannah. Rarely do you get acreage property offering the convenience of freeway entry via Littlehampton and the best of both worlds when it comes to all the amenities and cafes in Mount Barker, Littlehampton, Hahndorf and Balhannah has to offer! If it's schools you need then Cornerstone College, St Francis de Sales, St Marks primary school and Littlehampton primary schools are all only a couple of minutes away. CALL RUTH FERGUSON (0497 760 570) or CLINT RAY (0419 244 502) TODAY TO ARRANGE YOUR INSPECTION Specifications: CT / 5079/297 Built / 1981 Council / Balhannah Zoning / Productive Rural Land / 5.04 hectares Council Rates / TBC 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 inquiries and obtain their own legal advice.