

**26 Colebatch Rd, Lower Inman Valley, SA 5211**

**Sold House**

Friday, 3 November 2023

NEWTON  
&CO

26 Colebatch Rd, Lower Inman Valley, SA 5211

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 6**

**Area: 1 m2**

**Type: House**



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**\$1,399,000**

For those in search of an escape from the hustle and bustle of cosmopolitan life, eager to carve themselves a slice of countryside heaven without compromising on stylishly modern comforts, then surely 26 Colebatch Road and its whopping 267m<sup>2</sup> of living space will be the end of your pursuit. Set on a sweeping 2.94-acres parcel merely moments from the thriving South Coast Victor Harbor, Hayborough and Port Elliot, this incredibly well-conceived property ensures an everyday lifestyle of complete privacy and picture-perfect relaxation. From the light-filled dual living zones at entry, spacious open-plan entertaining headlined by the designer chef's zone inspiring culinary triumphs, while you cook with company, serve and socialise, as well as enjoy easy alfresco flow to the all-weather outdoor area for lovely sunny days and balmy evenings – there's no shortage of space or invitation to live in supreme bliss. With the luxurious master bedroom complete with walk-in wardrobe and ensuite well placed far away from the three generously-sized kid's bedrooms conveniently clustered around the sparkling main bathroom, you'll find plenty of private time on hand too. Across sprawling, sunny lawns, a huge 24m by 10m shed lets you house boats, caravans, motorbikes and just about anything else you could imagine, while a fully self-contained homette with sizeable living and separate bedroom delivers wonderful versatility for larger families, out of town guests or even sub-lease options. Excellently located cooee to vibrant beachside townships, arm's reach to world-class wine regions, and a tick over an hour's drive from Adelaide CBD – securing not only such a beautifully modern home bursting with feature, but on a property of such jaw-dropping size are opportunities few and far between don't let it slip through your fingers.

**KEY FEATURES-** Incredible parcel of land of 11,916m<sup>2</sup> or 2.94-acres (approx.)- Stunning modern family home featuring two bright and airy living zones to sit and relax and cosy up for holiday movie-marathons with the kids- Spacious open-plan kitchen, dining and lounge area with crackling combustion heater for toasty winter nights- Designer chef's zone featuring sprawling stone bench tops, abundant cabinetry and cupboards, long island for casual grazing and easy eats, and gleaming stainless appliances including dishwasher and 900mm oven and gas cook top- Lovely alfresco entertaining area with zip-trak blinds perfect for enjoying the outdoor serenity- Luxurious master bedroom with soft carpets, large WIR and ensuite- 3 additional spacious bedrooms, all with BIRs and soft carpeting- Light-filled main bathroom featuring separate shower and bath, as well as adjoining WC for added convenience- Family-friendly laundry, dedicated study and storage room, and powerful ducted AC throughout for year-round comfort- Massive 24m by 10m shed with attached self-contained homette featuring full kitchen, bathroom and laundry, split-system AC and separate bedroom- Solar System - 22 Panels & 7kw (information provided by owner)

**LOCATION-** Quiet, residents' only enclave of surrounding big block properties- Only 6-minutes to Victor Harbor for all your shopping, café, restaurant and entertaining needs- Moments further to the beautiful beachside hubs of Hayborough and Port Elliot for a picture-perfect South Coast lifestyle- Just over 1-hour from Adelaide CBD

**SPECIFICATIONS** - 6180 | 68Land Size - 1.199 haBuilt In - 2018Council - Victor HarborAll 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice.

Property Code: 100Property Code: 100