

2630 Greenhill Road, Balhannah, SA 5242

Raine&Horne.

Sold Acreage

Tuesday, 15 August 2023

2630 Greenhill Road, Balhannah, SA 5242

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 12 m2

Type: Acreage



Chris Weston

0419816302

\$2,805,000

A stunning property with jaw dropping views from a sprawling 29-acre estate in the heart of the Adelaide Hills. Create your dream lifestyle just 20 minutes from the city. This outstanding residence grants contentment and comfort, with a choice of multiple living areas and undercover entertaining to welcome and entertain guests in style. Automated gates present access to this elevated property with a high quality, executive family home, perfect for families chasing space and freedom. The Architecturally inspired home offers excellent proportion with generous rooms and high ceilings, completing a warm and inviting atmosphere. The entrance porch presents a vaulted timber detailed ceiling, leading the eye to the double door entrance complete with feature floor tiling. Inside, the separate formal lounge presents Tasmanian Oak hardwood flooring, huge slow combustion log fire and Bay window to soak in the immediate garden and mesmerising views beyond. Through to the open plan family living area, the generous room presents high quality Farquar kitchen with solid timber cabinetry, granite tops and stainless-steel appliances. Year-round temperature comfort is taken care of via ducted heating and cooling and a second slow combustion fire sits proudly within a built-in feature fireplace. The open plan living area also provides double door access to the wrap around verandah. Further along, a hallway leads to a third living area at the southern end of the home, which is framed by bedrooms two and three, complete with solid timber flooring, built in robes and double door exterior access. These bedrooms share ownership of the main bathroom with luxurious spa bath. The spacious master features a spacious ensuite bathroom with granite top vanity. Bedroom four at the northern end of the home is currently utilised as a home gym. The gardens have been transformed and the home is framed by standard roses, purpose planted feature hedges and an array of established European tree's dotted around the immediate house paddock create a sea of colour in the Spring and autumn months. Equestrian facilities are quite special with a full size, fenced dressage arena serviced by sprinklers for the summer months. Directly adjoining is the 18m x12m (approx.) high gable shed. The shed offers light and power, heat lights, and two flood lights facing the arena. Inside are three large, lined stables complete with exterior access doors adjoining three yards, and a hot water wash bay. The shed also offers drive through access for a truck, float or tractor and ample space for dry storage of hay. A fully enclosed tack room within the shed, measures approximately 3.5m x 4m. The property is intelligently separated into four large, well fenced grazing paddocks and three smaller 'horse' paddocks. Separate access from Camac Road allows ease of stock management with cattle yards and a loading ramp in place. Care has been taken to maintain soil fertility and as a result the rich soil presents ample year-round quality feed and surplus growth for hay cutting. Located in the picturesque Adelaide Hills, this property offers a serene and peaceful lifestyle just a short drive to Balhannah shopping centre. Enjoy near city living just 20 minutes from the city but miles from care. Features you will love; Sensational far reaching views High specification build (Johansen Builders) Multiple living areas Ducted air-conditioning & two slow combustion fires 16.28KW solar system Huge drive through, high clearance shed Stables and adjoining yards Enclosed tack room wash bay with electric hot water system 60m x 20m fully fenced sand arena with sprinklers Huge rain water capacity (approx. 250,000 litres) Quality Bore (675 ppm) with automatic pumping to holding tanks Spring fed dam equipped with pump Excellent fencing (including electric fencing) Stock yards accessed from Camac Road