

# 276 Junction Road, Balhannah, SA 5242

Adelaide Hills

## Sold House

Friday, 24 May 2024

276 Junction Road, Balhannah, SA 5242

**Bedrooms: 7**

**Bathrooms: 4**

**Parkings: 25**

**Area: 14 m2**

**Type: House**



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## Contact agent

A meticulous property that presents a rare opportunity to experience a luxury hills lifestyle, comprising equestrian facilities, pristine flat grazing land, excellent water, extensive shedding, a tennis court, and a second cottage. The fully renovated (2022) main house, presents the idyllic family home with three living areas, four bedrooms, a large dining and a top-of-the-range kitchen, where no expense has been spared. Welcomed by the open plan kitchen fully equipped with Miele appliances, Billie tap, integrated fridge, bar, and reconstituted stone benches, abundant entertaining options are on offer both inside and out. The main living area floods with natural light and stunning views of the surrounding gardens + tennis court. All four bedrooms are of generous size, all with built-in cupboards and two with their own large ensuites. With the woodfire and reverse cycle ducted air-conditioning offering comfort all year round. Step outside into the pristine garden, surrounded by mature trees, hedges, flowers and a veggie garden, keep the children off the technology with a full-size flood lit tennis court with ample landscape to explore. Productive land with endless opportunities to raise the stock of your choice currently holding cattle and horses, the entire property is well-fenced and has two laneways from one end of the property to the other, linking the two homes. Fantastic horse facilities include an olympic size 60 x 20 (fully fenced) arena, outdoor yards, undercover yards in three paddocks and stabling. Built in 2022 the 19mx15m shed with 5m roller door clearance and fully insulated roof is ideal for running a business out of, car collector storage, potential income producing storage STTC or an epic man cave. The Circa 1800 cottage is an asset to any growing family or a great income producing rental property with horse facilities. The diversity of having the two homes positioned far apart from each other enables privacy for both the family members and potential tenants. Positioned in one of Adelaide Hills' highly sought-after suburbs, Balhannah offers premium farming land, luxury living and located only minutes from Hahndorf, 20 minutes to the toll gate and 35 minutes to the CBD. The ideal property for city people wanting a country lifestyle or a farmer wanting to downsize, don't miss your chance to purchase a once-in-a-lifetime Adelaide Hills lifestyle property. What Balhannah Park has to offer: Three road frontages - no neighbours 35.03 Acres (approx) Main house - Fully renovated circa 1992 4 Bedroom, Study, 3 Living rooms All Miele kitchen appliances. 4.8KW Solar System - high return rate (on main house) 2 Bores - Pristine water - 1 Electric & 1 Solar. Both can pump to header tanks and dams. NBN connected Extensive shedding 19m x 15m with 5m roller door clearance (potential to be income producing) Further Shedding includes stables, and tack plus float parking plus smaller sundry sheds Massive 140,000 L (approx) Rainwater storage 3 Timber yards with shelters and post and rail fencing 13 Paddocks, beautifully fenced with electric fencing and water troughs. Cattle yards, crush and loading ramp 60m x 20m size olympic size arena 3 Dams & 1 unequipped well Wood fire & reverse cycle ducted air conditioning (Daikin) Flood lit tennis court Remote front gates and remote Altmanns road access gate. Automatic water system 3 Phase power to house & shed Cottage Circa 1880's separate cottage - Updated kitchen, 3 / 4 Bedrooms Cottage - slow combustion heater and two reverse cycle split systems. Separate lined shed / 1 car carport