

29 Coomooloo Road, Bald Hills, SA 5203



Sold Acreage

Tuesday, 26 September 2023

29 Coomooloo Road, Bald Hills, SA 5203

Bedrooms: 6

Bathrooms: 4

Parkings: 5

Type: Acreage



Nick van Vliet
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John Lewis
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\$1,750,000

Another property sold. Please contact Nick or John for all your property advice. Max Pritchard designed Lux resort with home and 3 lodges. The home and lodge site is set on 5 lush acres, with panoramic countryside views to the ocean. This Grand Designs luxury lifestyle retreat was designed by one of South Australia's most renowned Architects, Max Pritchard. Good news if you are looking for space for your livestock. The balance of the land is another 29 acres in 5 separate paddocks, or if you prefer, there is the option to agist that land to a neighbour. Nature has provided the spectacular setting, the built form on offer is inspired by the local Wedge Tailed Eagles, their wings influencing the butterfly rooves building design for the 4 main structures. The residence and 3 luxury detached lodges are all designed to take advantage of both the beautiful scenery, and passive energy, with smart building and aspect choices for comfortable low energy use living. What we love about the property: Residence: • Light and bright, high ceilings, views every which way • Open plan living/ dining/ kitchen with all electric appliances including induction cooktop, pyrolytic oven, generous fridge space, dishwasher, island bench with solid timber benchtops. Plenty of storage space, split system air-conditioner and ceiling fans. Cosy slow combustion heater for cooler days and nights, sliding door access onto the alfresco patio • Huge walk in storeroom currently set up as a pantry. • Bedroom 1 has two sets of sliding doors with fantastic views all the way to the ocean. walk in wardrobe with built-in cabinetry, split system a/c and ceiling fan • Bedroom 2 has split system a/c, ceiling fan, built-in wardrobe and garden views • Bedroom 3 is currently used as a study • Bathroom has shower, vanity and toilet • Spacious laundry with twin stainless steel sinks, and generous bench space • Powder room with toilet and vanity • Bamboo flooring throughout, carpet to bedrooms. Second residence zone/commercial catering area: • Large commercial kitchen with 3 ovens, 6 burner electric cooktop comprising 4 induction and 2 halogen zones plus warming section, stainless steel rangehood, stainless steel benches, stainless steel commercial sinks, commercial grade lino flooring, microwave, fridge/ freezer, fridge and dishwasher (all included) • Second living/ dining area, or communal space for guests, with wall mounted TV, slow combustion heater, ceiling, fans, soaring ceilings, and plenty of built-in cabinetry. Lodges: • All three lodges are detached, and are offered complete with furniture • Open plan bedroom/ living/ dining/ kitchenette with king size bed, built in cabinetry with small sink, bar fridge, and ensuite with shower, toilet and vanity • All have their own split system air-conditioners, hot water service and rainwater tank • Bamboo flooring • All enjoy views over the countryside to the ocean. Eco friendly design features: • Constructed in 2012 with modern design and materials • 10mm thick glazing throughout, and north-facing aspect capturing the winter sun and helping retain warmth in winter • Remote-controlled external blinds offer respite from the summer heat on the western windows • Economical instant gas hot water services • 5 KW solar system • Growing your own food with own herb, vegetable gardens, fruit orchard and chooks. Outside: • Sheltered alfresco patio • Covered outdoor entertaining area at rear of home • 9 x 6m triple carport • 9 x 9m workshop with power, lights, concrete floor, slow combustion heater and office • 9 x 3m colorbond workshop • Extensive enclosed fruit orchard • Enclosed vegetable garden and chook run • Outdoor walk in cellar for your wine collection and preserves • Loading ramp for livestock • 3 large dams, 2 small dams and native woodland • Home paddock 5 acres (approx) plus 5 additional paddocks • Vintage caravan (included) set by the largest dam provides a serene spot to spot local bird and wildlife • 5 acre easy care home paddock with gardens and lawns, balance of the land can be leased to a neighbour if preferred • Helicopter landing site. Services: • Mains 2 phase power plus 5kw (approx.) solar system • 75,000L (approx) rainwater • Large Envirocycle septic system • Fire protection system • Satellite NBN and reliable mobile 4G reception • Split system air conditioners • Slow combustion heaters to main residence and guest wing • Instant gas hot water. Approximate travel times: • Yankalilla 15 mins • Myponga 15 mins • Victor harbor 25 mins • Marion 1 hour • Adelaide 1 Hour 20 mins. This Fleurieu Peninsula icon has been a very popular tourist accommodation in the past, for the past few years the current owners wanted to enjoy it all to themselves, now it's their time for the next chapter back to the city. If you are looking to set up a high end cooking school, a base for your culinary entrepreneurial pursuits, or rekindle the paid accommodation, the vendors are willing to provide a seamless intellectual property handover, complete with website. On the other hand, if you have been looking for the ultimate self-sustainable lifestyle property, have an extended family, or just love having family and friends stay over, there's plenty of space for everyone here, come and check it out, you're gonna love it. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275403