

**29 Hill Street, Crafers West, SA 5152**

**HARRIS**

**Sold House**

Saturday, 17 February 2024

29 Hill Street, Crafers West, SA 5152

**Bedrooms: 7**

**Bathrooms: 4**

**Parkings: 4**

**Area: 2938 m2**

**Type: House**



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## Contact agent

Beyond ornate electric gates, the botanical ¾ acre estate heralds unheard of coastal vistas from a secluded Crafers pocket, with easy walking distance to Stirling, St. Catherine's School and the iconic Crafers Hotel. Yet there's so much more to this peaceful, multi-generational grandeur than the statuesque Federation-style home implies. Behind the main house, a cottage provides the ultimate flexibility. Well past its days of donkeys and orchards, the original cottage reserves its renovated footings as a sweet 2-bedroom Airbnb, permanent rental or bonus live-in family comfort. Piece every lifestyle element together – the sweeping terraces, all-weather inbuilt BBQ kitchen, wood fire pizza oven, firepit, wellness room, vegie gardens, chook run, plus a garden rotunda for quiet contemplation - and you've got an incredible legacy for the ages. The circular bitumen driveway is a hills blessing, towering shade is a summer virtue, and the discreet side gate keeps cottage access discreet. As for the stone-clad manor, it maintains a chic modern aesthetic with lofty ceilings, leadlight, limestone floor tiles, up to three living areas, and lush garden vistas from every sun-bathed and exiting set of French doors, upstairs and down. From the formal lounge room upon entry, family bathroom, laundry, and up to three versatile bedrooms (one with ensuite), the entire ground level savours an indoor, outdoor ambience; upstairs surveys sunlit open plan living, dining, and the shaker-style kitchen across polished strides of blue gum timber floors; the terrace, bathed in sea views, leaves little doubt - you're witnessing a rare and remarkable hills-to-horizon backdrop. And the Spencer Gulf sunsets are next level. You'll host from a stainless 5-burner gas stove, Bosch dishwasher, auto-lit pantry, and island servery swathed in quality Caesarstone; you'll retire to a master suite led by a floating central dressing station, built-in robes, and a sparkling underfloor-heated ensuite through double glazed doors. Overall, the substantial 2-storey residence brings the utmost flex for any family offering a tranquil treetop study, optional media room and sumptuous guest spaces. Imagine - a quiet hills enclave with epic water views, potential cottage income, a stroll to the Crafers Hotel, and barely 10 minutes to the Tollgate... it's hard to fathom, it's even harder to leave. Retreat to spectacular: Rare & breathtaking sea views from a hidden hilltop manor. Arrival coach lights & circular bitumen driveway. Intercom & alarm security. Renovated 2-bedroom cottage with Airbnb appeal. Dual alfresco terraces – 1 upstairs, 1 down. Inbuilt BBQ kitchen & wood fire pizza oven. Detached dual garage with drive-through rear access. Master wing with custom storage, ensuite & heated floors. WIR to rear 3rd bedroom. 3 sparkling bathrooms + guest powder room to main house. Deep under stair storage/cellar. Ducted vacuum system. Glazed external French doors with phantom fly screens. 90,000L rainwater capacity (approx.) And much more. Specifications: CT / 5460/191 Council / Adelaide Hills Zoning / RuN Built / 2007 Land / 2968m<sup>2</sup> Council Rates / \$2,726pa Emergency Services Levy / \$386.40pa SA Water / \$360pq Estimated rental assessment / \$1,100 - \$1,200 per week / Written rental assessment can be provided upon request. Nearby Schools / Upper Sturt P.S, Crafers P.S, Heathfield P.S, Aldgate P.S, Heathfield H.S, Urrbrae Agricultural H.S. Disclaimer: 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 (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. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409