

3 Cross Street, Balhannah, SA 5242

HARRIS

House For Sale

Thursday, 7 March 2024

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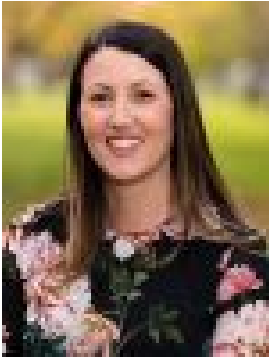
Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1832 m2

Type: House



Tamara Gertig
0401219706

\$880k-\$905k

Sitting pretty on the doorstep of Balhannah village, this enduring and comfortable family home takes its flat, eco-conscious corner parcel, flexible plan and obvious potential and says, "the Hills is no longer a pipe dream". No, this wonderfully original home makes it a distinct reality, without the usual upkeep of those sprawling Hills properties with exorbitant price tags. Instead, swap it for the simple pleasure of a large, productive plot with an array of fruit trees, greenhouse, fruit trees, veggie patches, chicken coop and places to simply sit in solitude and observe the countless birds and butterflies. Exposed brick and beams, timber-lined ceilings and picture windows add warmth, texture and light to this spacious home with the added bonus of a double garage and an alfresco pavilion. With a dishwasher, filtered water and more storage than you can point a Tupperware lid at, the kitchen is as dependable as they come in this move-in-ready home with a mix of combustion and split r/c temperature control. Cafe blinds ensure that pavilion is a year-round extension of an internal floorplan with a retreat/games room to go with its main lounge room and three nicely sized bedrooms, one with an office nook attached. If the dream weekend routine includes winery hopping, day trips to Hahndorf, customary ventures into Adelaide's CBD or simply getting lost in your own garden, rest assured the lifestyle you've always wanted is a reality too. Goodbye city stress, hello Balhannah. More to love: - Prized flat, corner plot within a stroll of Balhannah village - A robust family home you can live in and love from the start - The scope to make your own stylish mark - Flexible floorplan - 24 solar panels (6.36KW) for reduced energy bills and carbon footprint - Double garage and additional off-street parking - Rumpus/retreat could be a 4th bedroom- Loads of storage and separate laundry - Established gardens with 13 fruit trees, 5 types of berries to make and gift jams and preserves - 5 rainwater tanks- 2 under-floor cellars- Spacious pavilion, perfect for alfresco entertaining all year round - A stroll or short drive from Balhannah's conveniences, including supermarket and cafes - Just 25 minutes from the CBD - 6 minutes from historic Hahndorf - And much more

Specifications: CT / 5580/374 Council / Adelaide Hills Zoning / T Built / 1976 Land / 1832m² Council Rates / \$2,278.64pa Emergency Services Levy / \$108.50pa SA Water / \$236.95pq Estimated rental assessment / \$540 - \$580 per week / Written rental assessment can be provided upon request

Nearby Schools / Oakbank School, Woodside P.S, Bridgewater P.S, Mount Barker H.S

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