

**3 East Street, Echunga, SA 5153**

Adelaide Hills

**House For Sale**

Friday, 29 March 2024

3 East Street, Echunga, SA 5153

**Bedrooms: 4**

**Bathrooms: 2**

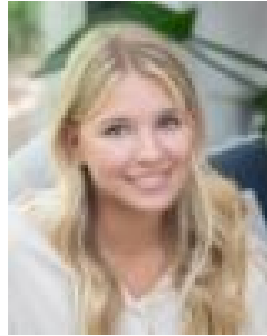
**Parkings: 4**

**Area: 6 m2**

**Type: House**



Kim Shorland  
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## EOI \$2,750,000

There are properties few and far between where you can finish up a ride on your horse and then wander down the street for a coffee, yet Magnolia Rise just so happens to be one of these rare few. This 2008 Medallion build is as grand as it is functional, with countryside views, you'll never miss a sunrise or sunset. The home boasts a spacious 273sqm interior where no expense has been spared to ensure this property feels as luxurious as it looks, from granite benchtops to heated floors to 3m ceiling heights - you'll experience the true essence of Adelaide Hills luxury living right here. From the oversized front door to the expansive hall giving way to the formal living area that spans 180-degree views. The moment you step inside, you know this home is something special. The master suite is one of epic proportions, it serves as a place beckoning you to take out a little time for yourself, soak up the sunset with a cup of tea or glass of wine in hand. In addition to the aspect of this room, the master is equipped with a luxurious walk-in robe with storage lining every wall, not to mention the ensuite with double vanity, bath and double shower. The accommodation wing of the home features the remaining 3 bedrooms all with built in wardrobes and a study that can be converted into a bedroom as it also features built in robes. The bathroom features a separate toilet and has a vanity space that is separate to the shower and bath area. The laundry space is generous in size and is complete with a Miele washer and dryer, with outside access as an added convenience. The open plan kitchen, living and dining area is the haven of this home and extends itself to the huge 152sqm all-weather outdoor entertaining area, making it the perfect space to host friends and family year-round. These areas all enjoy far-reaching countryside views and an established Rose Garden. The custom Jag kitchen features granite benchtops, butler's pantry and is fitted out with quality Miele appliances, curated for the cook at heart. If you aren't already completely captivated by this luxurious abode, the exterior facilities are sure to turn heads. Magnolia Rise was designed by farmers and as such, it is a reflection of practical and efficient ease of use. Being a high rainfall area with an annual average of 802mm, 4x rainwater tanks boasting a total capacity of 215,300L take full advantage of this. The bore and rainwater tanks ensure that the property remains completely self-sufficient. The paddocks are fitted out with Stockguard and post and rail fencing and are ready to house your horses, they also have concrete water troughs throughout. The 60x20m dressage arena with excellent drainage and sand base has been impeccably maintained. This equestrian haven has been completed with the additions of a farrier holding yard and wash bays. Recent updates include a fresh coat of paint through the entire home and luxurious new carpets. Externally, the addition of 2 new grey road base driveways that extend to the large shed and horse facilities from the updated bitumen driveway and an automatic solar powered front gate maintain the fact that everything has been done here, all you need to do is pack up, move in, and start living the life you've been searching for. Magnolia Rise is a rare find. An acreage property just an easy stroll from the main street of Echunga, a short drive to bustling Hahndorf and a 30-minute drive to the nearest beach or Adelaide city. The time has come for Magnolia Rise to welcome its newest custodians and boy oh boy, aren't they the lucky ones! More to love: Water: 4 x rainwater tanks Spring fed Dam with pump Bore equipped with electric submersible pump Pressure unit to house Rainwater plumbed throughout the house Bio Cycle Water Licence #114307 Stock & Domestic 4810kL \*Garden Rose garden Lawn Shrubs Assorted trees Landscaped Dripper Watering System (not in use) Extensive paving at the front & the rear Stone retaining walls. \*Shedding 12m x 9m Steel framed Garage/shed with auto roller doors, includes 3 bay car storage & 1 bay storage in garage attached to the house. 1 x Large implement Shed (secure) \*Paddocks Well fenced 5 main paddocks (incl. house) Small holding yards Cattle loading yards with ramp Undulating rounded hills, slopes and gullies Good loam Sub clovers, fescue & other grasses High productive neighbouring orchards indicative of the land Fully fenced \*House 2008 built Medallion Home Classic Country Design Ceiling fans in all bedrooms and main living spaces Sealed driveway Feature cornices Open plan 'Jag' kitchen Pura-tap Rendered Colourbond Roof & guttering 5kW Solar System High ceilings throughout Large outdoor entertainment area 9x7m 2nd Patio area Joinery Timber 100% Rainwater Bio Cycle Electric Hot Water 2 x Gas fire places Reverse Cycle Ducted Heating/Cooling Underfloor heating in the family room, kitchen, hallway, bedroom 4 and bathrooms Telstra connected Timber cupboards in study Generator connection available Satellite Dish Garage UMR with Auto Roller Door Deadlocks Window locks Sensor lights Termimesh treatments in place Thicker Gyprock to ceiling Batts double thickness throughout (excl. garage) \*Council - Mt Barker New additions: Dual entry access from Churchill road - not road base Updated curtains Fresh painting New carpets Automatic solar powered front gate 3rd shed roller door AEP new Samsung A/C & filters Pergola lights 2x New road base driveways to shed and horse facilities New hot water service Miele washer and dryer All halogen globes replaced with LED's