

**337 Bird In Hand Road, Woodside, SA 5244**

Adelaide Hills

**House For Sale**

Wednesday, 12 June 2024

337 Bird In Hand Road, Woodside, SA 5244

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 6**

**Area: 25 m2**

**Type: House**



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## Expressions of Interest \$4m+

A superlative 62 acre sanctuary nestled in the heart of the Adelaide Hills, offering a beguiling blueprint which looks beautifully to the past and promises an exciting future. Lovingly curated "Jura" is surrounded by tranquillity, overlooking gently rolling pastures where cattle roam, horses graze and the sun sets over the Hills to make way for a sparkling night sky. Living here you will enjoy luxury amidst serene expansive landscapes. This exquisite property enhanced with a plethora of recent upgrades, ensures a lifestyle of comfort, elegance and convenience. Expansive hallways, lofty ceilings and picture book windows enveloped by wrap around verandahs large enough to park the cars undercover. The attention to detail is endless. Along the hall and central to the residence is an extremely generous space incorporating living dining and kitchen with huge pantry. Those with a serious culinary passion will be enamoured with the designer kitchen with stone topped cabinetry including an oversized island bench and top tier appliances. When it comes to slumber there are five oversized beautifully appointed and carpeted bedrooms with one extra large room utilised as a second living room, plus another generous room used as an office. The master suite with sumptuous bathroom, warm underfloor heating, views to soak in from the tub, his and hers vanity, state of the art bidet toilet and a beautifully spacious rain shower. There is volumes of storage throughout including the laundry and main bathroom. Outside the storage continues with two huge sheds offering workshop, vehicle storage, 3 phase power and concrete floors. There is 19.44KW solar on the shed roof plus there is further solar heating for the sparkling new magna mineral pool and spa. The family fun continues no matter what the season with a party pool house, exquisite night lighting, horse arena and stables, plus easy access around the property via car, buggy or motorbike. Expansive lawns extend from the home providing a beautiful green oasis all year round. Numerous deciduous trees have also been established over the property. Whether its farming or lifestyle that entices you to this special part of the world, this property offers it all. Impeccably presented with finite attention to detail, this low maintenance holding will have you wanting for nothing more... or maybe a bubbles or sumptuous red from the world renown wineries on your very own doorstep. Since 2020 the estate has undergone significant enhancements including:- Rainwater Management: A new, large rainwater tank ensuring sustainable water supply from house and large shed catchment- Eco-Friendly Solar System: Embrace green living with the latest solar technology, Fronius Inverter in workshop + 3ph connected- Bore Pump Installation: Reliable and efficient water extraction. 1200PPM (garden and water points)- New Shed: Additional storage and workspace for your convenience with power and water (rain and bore)- High-Speed Internet: Seamless connectivity throughout the property, wireless points in house, pool shop and workshop- Pool House and Heated Pool (concrete): Luxurious pool area with sophisticated outdoor lighting, creating a perfect setting for relaxation and entertainment. The pool is heated via power, while the spa is gas heated- Fire Pit Area: Enjoy cozy evenings under the stars (fire pit not included)- TV aerial and TV in workshop and house (all fixed tvs are included)- 2x bores, one behind rainwater tank equipped 1200PPM. Other located near the dam, connected to the header tank but not equipped 750PPM- Renovated Main Bedroom and Bathroom: Modern updates providing a stylish and comfortable retreat- Equestrian Facilities: A newly constructed horse arena, stables, moss rock retainer walls and road to the arena- Enhanced Security and Privacy: New front gate, fencing around the three main paddocks and raceway- Complete Repainting: Both interior and exterior walls freshly painted and repaired- Verandah Upgrades: Repainting and resurfacing of verandah and posts- Modern Window Treatments: New blinds, including elegant plantation shutters- New Carpeting: Luxurious carpets installed in all carpeted areas- Kitchen Renovation: Updated kitchen featuring a butler's pantry facade, new sunken Franke sink, gas top and marble benchtops- Bathroom Refresh: Second bathroom refreshed with new grout, cupboards and updated vanity area storage This property is perfectly equipped for agricultural and equestrian activities, featuring:- Header Tank: Ensuring reliable water supply for paddocks. Bore water pumped from behind the workshop 1200PPM- Concrete Troughs: Two strategically placed for optimal livestock hydration- Dam: A natural water resource enhancing the landscape- Reclaimed SA Water Meter: Providing access to reclaimed water (water for irrigation purposes)- Cattle Yards and Crush: Facilitating efficient livestock management Additional inclusions:- Weather station near bio cycle and in-house monitor (internet capable)- SONOS Speakers (in house, portable and verandah surrounds)- Samsung Frame TV- Samsung Fridge in kitchen- Clothing rack in laundry (hanging)- Hat rack in hallway- Gantry in workshop, excluding the mechanical pulley- Compost bin near chook house- All pool equipment- Reverse cycle air conditioning- Pencil Pine and Dog Statues- Bird houses and feeders in the garden- Chicken shed with rainwater trough- Diesel and Petrol Bowser including any fuel left upon settlement- Bio cycle for large house (established irrigation in place)- Automatic sprinkler system - 6 stations - lawn around house - box in shed - bore fed- Garden taps everywhere (bore)- Fire tank behind shed (rainwater from workshop roof) Fire tank and back up

stock water in main paddock-Rainwater fed to the tank from large shed and house for household consumption-Livestock on agistment (no contract in place)-Plant and equipment not included