

35 Dashwood Gully Road, Kangarilla, SA 5157

House For Sale

Thursday, 25 January 2024

HARRIS

35 Dashwood Gully Road, Kangarilla, SA 5157

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 5 m2

Type: House



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Contact Agent

Best offers by 12pm Tuesday 13th Feb (unless sold prior) Whether it's summer pool dips, impromptu camping sessions under your own apple trees, greeting your goats at the fence line after a day at work or simply soaking up the old world-charm of the C1860 cottage at the heart of it all, 35 Dashwood Gully Road is soul-soothing proof the best things in life really are free. If its thick stone walls could talk, it would tell the story of a home that started with just one room, evolving one space at a time to suit the changing needs of its past (and very lucky) custodians. One thing has never changed: the way the Kangarilla countryside envelops this enduring symmetrical cottage and beautiful old pottery barn that's been returned beyond its former glory to give you an art studio, home office or teenage retreat. With those stone walls comes a mix of timber floors, lofty ceilings, sash windows and gorgeous open fireplaces, all creating rare charm across this deceptively spacious home with multiple living zones to call on. The solid timber kitchen is a lasting beauty and - much like its partnering conservatory-style dining zone - seems to hover amongst the gum trees that run along the creek line and draw all manner of native wildlife to the rear timber-decked patio. With a dog run, chook pen, multiple open-air goat enclosures and four roaming, fully-fenced paddocks - that wildlife includes the furry friends you want to keep and those who often stop by to say hello. What feels like your own world is no more than 35 minutes from Mount Barker, McLaren Vale, the Fleurieu Peninsula's many wonders, the metro coast and the CBD itself. A world away, at the centre of the universe. Magic, indeed. -?A chance to own a lifestyle property with historical relevance to Kangarilla -?Four fenced paddocks spread amongst more than 14 acres of land -?Dual access points so you can drive in one side of the property and out the other -?The property runs along either side of the Kangarilla Creek -?Above-ground swimming pool with solar heating -?Large original barn -?Additional space under the home could be used for storage or as another bedroom/retreat -?Double carport and ample shedding -?Large lounge room with cosy combustion fireplace -?A range of fruit trees to the property -?Self sufficient rain water -?Heating/cooling provisions -?And much more. Specifications:CT / 5081/620Council / OnkaparingaZoning / RUBuilt / 1860Land / 56900m2Council Rates / \$2968.12paEmergency Services Levy / \$248.45paEstimated rental assessment / Written rental assessment can be provided upon requestNearby Schools / Kangarilla P.S, Clarendon P.S, Meadows P.S, McLaren Flat P.S, Happy Valley P.SDisclaimer: 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