

**35 Victoria Street, Gumeracha, SA 5233**



**Sold Acreage**

Friday, 29 September 2023

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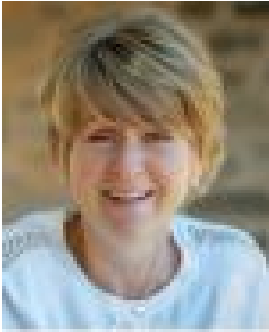
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 1 m2**

**Type: Acreage**



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## Contact agent

What a perfect spot! Sample rural living on the doorstep of this gorgeous hamlet where everyone can walk safely into town. Bordered by pretty gardens the Chalet offers rural views & a tree lined creek reflecting an idyllic lifestyle. Nestled amid shady trees, the 2-storey abode is uniquely romantic. Upstairs, the master suite opens to a sundrenched balcony offering dreamy hills views. Downstairs a cool and peaceful living space awaits. All the expected modern living conveniences are here - the only thing missing is you. An outdoor lifestyle beckons with enough land for family pets and a real chance at maintaining food sustainability. Veggie beds and fruit trees are established, the family chicken house palatial. Scenic, useable land offers beauty and functionality that the furry and feathered friends will instantly call home. Naturally there is shedding and an ample supply of water. It's a lifestyle many talk about, but few attain. A cottage in the hills focused on an organic lifestyle amid a community that is engaged and cares. Is this your future home? Things the new owners will love:- Undercover outdoor entertainment area overlooking your own piece of paradise.- Gardens, chicken run, veggies, fruit trees and a beautiful tree lined creek. Self sufficiency! - Outdoor lifestyle, community and accessibility of town on foot. House specs:- Chalet style home with stunning outlook.- 3 bed, (master with built in's), 1 bath & laundry.- Lounge, kitchen & dining area's + study.- Ducted reverse cycle air conditioning upstairs.- Split system air conditioner + SC heater downstairs.- Upstairs balcony with peaceful rural views.- Double glazing to front and side windows (European tilt-turn) downstairs. - Extensively renovated downstairs with premium blackbutt flooring. Property Improvements:- Pergola with timber outdoor entertaining area adjoining home.- Double carport with cement base.- Approx. 6m x 6m shed with stable & lean-to.- Wood & garden sheds.- Fruit trees include 2 pear, 4 apple, peach, pomegranate, citrus, walnut, fig & grapes.- Excellent fencing + electric wire around the one stock paddock. Services & Rates:- Mains water to garden & house.- Approx. 10,000 litres rainwater to house. - NBN connected. - Adelaide Hills Council Rates \$ 2,150.53 per annum.- SA Water \$70.80 per quarter- Mains Sewer Rate \$145.32 per quarter\*Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided. The floor plan included in this marketing material is for illustration purposes only, all measurements are approximate and is intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent. Any information that is intended to be relied upon should be independently verified.