

**36 Bradbury Road, Mylor, SA 5153**

Adelaide Hills

**House For Sale**

Wednesday, 12 June 2024

36 Bradbury Road, Mylor, SA 5153

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1 m2**

**Type: House**



Sharon Reeves

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## Expressions of Interest - Tuesday 25 June @ 2pm

Built from local stone, brick and impressive 8 x 8 jarrah beams from the Port Adelaide wool stores, this unique and much-loved family home is perfectly located within an easy stroll to the local school, oval, church, popular Cafe and store. Marley Hill offers an impressive barn style open plan living and dining area with slate flooring, lofty tongue in groove timber ceilings and an enormous stone feature fireplace at the heart of the home. French doors lead to the vine-covered North-facing veranda, offering a stunning vista of paddocks and the Adelaide Hills, and the perfect place to enjoy a sunny afternoon. The home includes modest cottage kitchen appointments, 3 bedrooms, 2 bathrooms and 3 toilets, and a separate laundry. Sited on 2.77 acres, the home is privately set well back from the road with a circular driveway, rambling gardens, numerous fruit trees, a horse paddock and newly built double carport and entry veranda. The perfect home for entertaining, Marley Hill has hosted many a luncheon and regular family Christmases and celebrations, with even much-loved horses said to have been ridden through the lounge on the odd occasion! Visitors are certain to be captivated by the feeling the cottage exudes upon entry, with limitless potential to create your imposing dream home or simply enjoy Marley Hill's charming ambience. The current council valuation on the property is \$950,000 as a buyer guide. Services - Mains power, Bore water Adelaide Hills Council Zoned - Production Rural Landscape Council Rates \$2,812.44 pa. Land Size 1.12ha - 2.77 Acres Legal Description - Volume 6152 Folio 511CV - \$950,000