

369 Badgers Road, The Range, SA 5172

House For Sale

Tuesday, 21 November 2023



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Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 1 m2

Type: House



Nick van Vliet
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John Lewis
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\$1m - \$1.1m

Offers Close Tue, 12th Dec - 3pm (usp)As you approach, the grand designs entrance welcomes you, lined with a picturesque avenue of trees that guide your way to the homesite.This remarkable property boasts breathtaking south-facing countryside and vineyard views, allowing you to savour the beauty of nature every day. Inside the architectural masterpiece that is your new home, exposed brick walls create an inviting warmth, complemented by a soaring raked ceiling adorned with exposed timber trusses. When it's time to relax in winter, you'll enjoy a local wine by the slow combustion wood heater, or enjoy the winter sun in the North facing sunroom, which overlooks the inground swimming pool for fun in the sun on warmer days, allowing you to oversee the children swimming and splashingNestled between the prestigious Adelaide Hills and McLaren Vale wine regions, you even have your very own underground wine cellar for your inner connoisseur's collection. The land's potential is boundless, making it an ideal canvas for a superb boutique B&B (STCC), live your dream in this remarkable estateWhat We Love About The Property;Home:

Architectural 1970's home boasts simplicity, minimalism character with large open spaces, raw timbers and exposed brick featuresDouble-glazed windows throughout for energy efficiency and improved insulation, providing a more comfortable and cost-effective living environmentGrand entrance foyer with soaring raked ceilings and stunning timber truss featuresOriginal floor to ceiling exposed brick double sided fireplace with combustion heaterFeature oversized timber framed windows and doors, abundance of natural light throughout the homeBrand new quality timber plank flooring to main living areasOpen plan spacious living room with ceiling fan overlooking the magnificent property with wall-to-wall floor to ceiling timber windows and sliding doorsAdjacent breakfast bar with servery through to the kitchenTrendy retro kitchen featuring cute olive green splashback, large picture windows with glorious views over the double drainer sink, cleverly designed bookshelf over breakfast bar, 900mm freestanding gas stainless steel cooker with 5 gas burners and electric oven, enormous fridge space, microwave recess and double sized pantryDesignated dining space for your dinner parties with feature pendant lighting, exposed brick fireplace, glass door surrounds and magnificent views overlooking sunroom and poolGlorious sun room with floor-to-ceiling double glazed windows overlooking the poolA secret underground wine cellar, ideal storage conditions for preserving and aging fine winesVery spacious main bedroom with ceiling fan, external access, plus features an oversized walk-in robe fitted with shoe shelves and plenty of storageAll bedrooms feature wall sconces, brand new carpet, exposed timber trusses, raked ceilings, abundance of natural light and picture windows overlooking the most beautiful viewsMain family bathroom is extraordinary and luxuriously renovated with floor to ceiling tiles, underfloor heating, large freestanding bath, oversized walk-in shower, quality vanity with engineered stone benchtop, double undermount basins, toilet plus a separate bidet and heated towel railSpacious hallway with a large linen cupboard for convenient storageGuest bedroom also generous with feature wall sconce and external access to the outdoor patioOn the opposite wing of the home is yet another wide corridor with feature niche with shelving fit for a desk, which leads to the spacious bedrooms 3 and 4 featuring ceiling fans and abundance of natural lightone, one fitted with a sliding built in mirrored robeRetro laundry nook with double stainless steel inset troughs with built-in shelving over, freestanding benchtop, overhead cupboards, clever under bench storage for washing baskets, and separate toiletSecond bathroom features the original character of the home with an inset bath, good sized vanity with mirrored cabinet over, and corner showerOutdoors; Be welcomed to the property with a beautiful tree lined driveway flanked with agapanthus on both sidesDriveway leads to the 2 car high clearance garage under main roof with internal access, and easy access to front entry, overlooking the sparkling in-ground fibreglass salt swimming poolBackyard with magnificent rural views over the gently undulating neighbouring vineyardsPaddock off to side with native bushland, great place for kids to explore, ideal secluded spot for a Granny flat, or cabin for BnB Room for a horse or your favourite animals for a hobby farm to enjoy with your familyHorse stable with a separate feed storage area, or the option to use as extra sheddingLarge pitched roof 8.7 x 6.5m outdoor entertainment area to the rear of the home, enjoy the views and a family barbequeRear of the home features a full width verandah for all weather protection9 x 5.5m workshop or triple car garage with concrete floorPick your own fruit from the fig, orange, olive, peach, nectarine and plum treesAmple dry firewood cut and ready for you to use for cosy evenings by the fireplaceLarge chook run with a metal chicken coop, have you own supply of farm-fresh eggsServices;Home built 1970Septic system to west of homeGas bottlesElectric hot water serviceWireless NBNCombustion heaterRainwater plumbed to home with pump45,000L concrete rainwater tank27,000L poly tank Location; Easy access to all the wineries, breweries, distilleries, restaurants, cafes, shops and markets in the

McLaren Vale wine region 25 minutes to McLaren Flat 12 minutes to McLaren Vale and Willunga School bus nearby to Willunga Schools and Tatachilla Lutheran College Ouwens Casserly - Make It Happen™ RLA 275403