

**4/21 Braun Drive, Hahndorf, SA 5245**

**HARRIS**

**Sold House**

Thursday, 26 October 2023

4/21 Braun Drive, Hahndorf, SA 5245

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1526 m2**

**Type: House**



Elle Seaman  
0434644856

**\$1,200,000**

Call to arrange an inspection Standing less than 400m from Hahndorf's famous village centre is an architect-designed home that feels a world away in its peaceful cul-de-sac, making it the logical conclusion for a growing family in search of an escape without the isolation. Built in just 2016, this dynamic home follows its wing-spreading parcel of some 1500sqm to hit that sweet spot between sprawling Hills property and easy-care slice of suburbia. Solar-powered for good measure, this bill-busting home carves out a clever floorplan with subtly split levels, a study zone for the kids, large bedrooms and multiple living zones. One of those living zones could be anything from a home office to a playroom, theatre or additional bedroom in a home that allocates a dreamy ensuite and walk-in robe to the spacious master. The kids have their wing. You'll all converge where open-plan living steps down to a family room and up to the two-pack kitchen with stone benchtops, breakfast bar, classic subway tile splashbacks and soft-close 900mm drawers atop striking Blackbutt flooring. The transition to the outdoors is smooth, making iPad-free outdoor play part of every day where large lawned areas, an epic cubby house and established plantings stand at the feet of an alfresco pavilion with its very own built-in BBQ. Need supplies? Take that leisurely stroll into Hahndorf's heart and grab some artisan cheeses and German meats or drive to one of the many cellar doors on your doorstep and pick up a bottle or two. This is the one, right where you've always wanted it. More to love:- Enviably placed in a quaint community cul-de-sac- Wide, expansive parcel with dual car entry - Double garage with remote access - Additional access point for your caravan or work trailer - Striking modern facade with solid Basket Range feature stone work - Architect-designed with efficient, flexible floorplan - High ceilings and stylish Blackbutt flooring throughout - Powerful 6KW solar system - Ducted reverse cycle heating and cooling throughout, plus cosy combustion fireplace - Oversized oven and gas cooktop, plus large corner pantry to kitchen - Double glazed, key-lockable windows - Storage galore and separate laundry - Large shed and dripper system to landscaped gardens - Secure yard, perfect for small kids and pets - Moments from local schools and public transport - And much more. Specifications:CT / 6145/158Council / Mount BarkerZoning / TNBuilt / 2016Land / 1526m2Frontage / 13.23mCouncil Rates / \$3638.19paEmergency Services Levy / \$125.60paSA Water / \$372.41pqEstimated rental assessment / \$800 - \$900 per week / Written rental assessment can be provided upon requestNearby Schools / Hahndorf P.S, St Michael's P.S, Hills Christian Community School, Cornerstone College, Oakbank School, Mount Barker H.S, Urrbrae Agricultural H.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