

**40 Hufendorf Lane, Paechtoun, SA 5245**

**HARRIS**

**House For Sale**

Thursday, 18 January 2024

40 Hufendorf Lane, Paechtoun, SA 5245

**Bedrooms: 3**

**Bathrooms: 2**

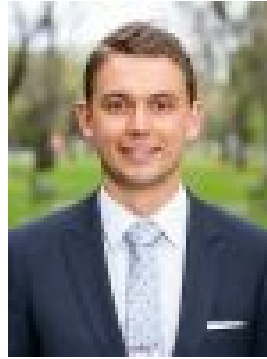
**Parkings: 2**

**Area: 1 m2**

**Type: House**



Josh Biggs  
0407604041



Jack Hodgson  
0423029621

## Contact Agent

Best Offers By 10.00am Tuesday 6th February 2024 (Unless Sold Prior)A striking slice of serenity, 40 Hufendorf Lane is a rare chance to secure a homestead that radiates bliss. 5 acres to call your own, mere minutes from the main street of Hahndorf while still feeling miles away from it all, overseen by a colonial-style home flawlessly upscaled into a Hamptons haven. It's epic no matter which way you look at it. In prime position overlooking rolling hills for panoramic views from every vantage point, the handsome brick home confidently occupies the rise, complemented by winding paths and hills gardens for true storybook appeal. Exposed beams canopy connected formal living and dining rooms uniting with a central kitchen overlooking additional dining area, combustion heater on hand for toasty winters. Crisp white cabinetry, timber benchtops and subway tiles create a picturesque home hub, with stainless steel appliances and gas cooktop guaranteed to elevate everything from simple cook-ups to complex new recipes. A spacious downstairs bedroom boasts bay window, while two extremely generous upstairs bedrooms showcase picture windows and walk-in robes, capably serviced by a pistachio-toned family bathroom ready for the morning rush or evening rituals in equal measure. Terraced gardens span lush lawns, leafy trees, and raised veggie patches set for the full farm-to-table harvest. A freestanding gabled pavilion is sure to bring magic to gatherings of any scale, clear café blinds ensuring all-seasons entertaining without sacrificing that blissful outlook. Wrapped with 5 acres of troughed paddocks, and complete with extensive shed and established coops to the north, it's a prime piece of paradise endlessly capable of being adapted as you wish. Tree change, hobby farm, pastoral homestead - it's entirely up to you. Located just a stone's throw away from numerous amenities on the main street of Hahndorf, including shops, cafes, supermarkets, and numerous hotels for summer sips on the terrace or winters around the fire. Close to Hahndorf Primary School, with Oakbank High School and numerous private schooling options nearby. Weekends are sorted with the best of the Adelaide Hills Wine Region at your doorstep, while it's less than half an hour to the Adelaide CBD. Settle in and start dreaming. The future looks bright indeed. More to love:

- 100,000 litre rainwater tank, filtered and plumbed to house
- Additional 25,000 litre rainwater tank for garden
- 15,000 litre bore with automatic Wifi controlled sprinkler system
- Generous powdered shed with driveway access
- Ample off-street parking
- Split system reverse cycle air conditioning and combustion heater to dining
- Separate laundry with exterior access
- Additional downstairs bathroom
- Under-stair storage
- Plush carpets and timber-look floors

Established gardens

Specifications: CT / 5795/544 Council / Mount Barker Zoning / PRuL Built / 1982 Land / 19580m<sup>2</sup> Council Rates / \$2,013.00pa Emergency Services Levy / \$111.20pa SA Water / N/A (Rain & Bore Water) Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / Echunga P.S, Mylor P.S, Mount Barker P.S, Mount Barker South P.S, Mount Barker H.S, Oakbank School, Urrbrae Agricultural H.S

Disclaimer: 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