

4022 Hog Bay Road, Dudley West, SA 5222



Sold Acreage

Thursday, 19 October 2023

4022 Hog Bay Road, Dudley West, SA 5222

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 30 m2

Type: Acreage



Richard Inwood

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\$701,550

Naturally stunning property on 30.7 Ha. Quality home built by a recognised local builder in 1999 with 4 bedrooms, 2 bathrooms and open plan kitchen, living and dining. Solid timber (Spotted Gum) throughout the home. Wonderful views permeate the home with a pleasing sense of light and space and ever-present treetops and nature views wherever one looks. While the property does not have any Heritage Agreements on the land, it is surrounded by National Parks and neighbouring Vegetation Heritage Agreements, meaning that 4022 Hog Bay Rd can never be built out. Your private nature play ground is assured. Main living area serviced by both a wood fired heater and large reverse cycle air-conditioning to ensure year-round comfort. Most bedrooms have ceiling fans. Cross flow ventilation is easily achieved with this property. In recent times the property was offered as a B&B opportunity under the name "Tree Tops". This is an established property in turn-key condition with a long list of recent up-grades and maintenance requirements completed (listed in the Information Memorandum). Property has mains power, is self-sufficient for rainwater (2 x 22,500 L tanks) with double filters and is signed up for mains water connection when available in 2024. Wi-Fi booster installed and TV reception via satellite allows for extensive channel surfing. Double lock-up garage, fully cemented with a wood heater that creates an additional entertaining space. Tree tops is just 250 m from Brown's Beach which is a quality swimming beach or productive fishing area, 10 minutes from Penneshaw, 10 minutes from American River or 35 min to Kingscote. Importantly, numerous wineries, surf beaches, eating destinations and much more are on your door stop. Of particular note is the new Cliffs Golf Course which is only minutes away will be yet another quality destination to look forward to (coming in 2024). Tree Tops has all the right attributes anyone could want for a superb holiday home, holiday rental or a permanent residence. This is your opportunity to invest in a quality property you will be proud to own. Your Island escape awaits.