

45 Kym Avenue, Littlehampton, SA 5250

HARRIS

Sold Acreage

Thursday, 16 November 2023

45 Kym Avenue, Littlehampton, SA 5250

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 2 m2

Type: Acreage



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Contact agent

Set at the heart of its level five-acre plot where Littlehampton turns to pastoral land, this stone-fronted family home is the perfect base to a self-sufficient property with a pool, designated bore-fed paddocks, shedding, orchard, separate studio and your very own 'Cab Sav' vineyard, making it a hobby farm with 'forever' written all over it. The current owners have rewritten the home's story so you don't have to; adding the pool, updating the lined studio to make it the home office/retreat you've always wanted, and renovating the bathrooms and open-plan kitchen without an expense spared. An astute floorplan places the formal lounge and ensuited master bedroom at the front of a home that draws the entire family to its open-plan nucleus, where that kitchen makes food the catalyst for every memorable occasion. With black stone benchtops, oversized breakfast bar, integrated dishwasher, country-style sink and a Belling 900mm vintage style freestanding oven that looks almost too good to use, the kitchen is a beauty in both form and function. As far selections go, the white tile, elegant green walls, black hardware, frameless glass and wall-hung timber vanities were simply inspired choices for the wet areas throughout this immaculate home with inch-perfect gardens to its immediate garden surrounds. Whether it's long summer days by the pool, stories by a fire pit, play sessions in the cubby, feeding the animals or cruises from paddock to paddock atop your ride-on mower, those surrounds ensure there's something to look forward to every day. You'll never look back. More to love:-
- A perfect example of the hobby farm/lifestyle property
- Flexible floorplan with up to four bedrooms
- Set on five private acres with established paddocks and room for your favourite animals
- Provisions for stables
- Large in-ground heated pool - only one year old
- Self-sufficient with 13KW solar system, high-quality bore, rain water and Biocycle waste system
- Fully lined separate studio/home office
- Cabernet Sauvignon vineyard
- Efficient split R/C and combustion heating
- Secure play garden with cubby and fixed play equipment
- Veggie patches and chook run
- Striking blackbutt timber floors
- Generous storage throughout
- Just a short drive Littlehampton's Foodland and Primary School
- Moments from a range of wineries/cellar doors and LOT 100
- Less than 10 minutes from Mount Barker
- And much more
Specifications: CT / 5264/944 Council / Mount Barker Zoning / RUL Built / 1996 Land / 5A Council Rates / \$4,232.87pa Emergency Services Levy / \$138.80pa SA Water / \$74.20pq Estimated rental assessment / \$850 - \$950 per week / Written rental assessment can be provided upon request
Nearby Schools / Littlehampton P.S, Mount Barker P.S, Nairne P.S, Mount Barker South P.S, Mount Barker H.S, Oakbank School, Eastern Fleurieu Strathalbyn 7-12 Campus, Eastern Fleurieu R-12 School
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