

452 Inman Valley Road, Victor Harbor, SA 5211



Lifestyle For Sale

Sunday, 24 March 2024

452 Inman Valley Road, Victor Harbor, SA 5211

Bedrooms: 8

Bathrooms: 4

Parkings: 8

Area: 2 m2

Type: Lifestyle



Gordon Scott
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Expressions of Interest - Guide \$1.8m+

This stunning 20-acre lifestyle living property featuring two dwellings is nestled amidst serene surroundings, in tranquil Lower Inman Valley, offering the perfect blend of luxury and sizeable family living. Step into the grandeur of the 6-bedroom Hamptons-style, main farmhouse, and you will notice that no detail has been spared in its modern, extensive renovation. Light and airy, coastal decor welcomes you through the home, reminding you that the property is a mere 5-minute drive to Victor Harbor, whilst dark oak engineered flooring offers a sense of balance with the décor and natural light. The open-plan living space is the heart of the home with a culinary enthusiast's dream come true in a custom-built chef's kitchen adorning a 4m Caesar stone benchtop, polished redgum island, ceramic butlers sink and gorgeous 4 door Belling oven. A voluminous butler's pantry abuts the kitchen with access via a striking, rustic look sliding barn door. Newly installed Velux sky windows with 5 electric blinds sit above the benchtop flooding the space with natural light, seamlessly integrating with the exposed beams for a country yet contemporary feel. The expansive living area opposite the kitchen makes entertaining friends and family a breeze. In the cooler months, the area is cozied by a combustion fire and in the warmer months, twin french doors open up onto a large paved entertaining area with views across the property and beyond to the Inman Valley foothills. Indulge in relaxation and rejuvenation in one of the three fully renovated bathrooms, each adorned with themed tiling and exclusive fittings that add to the elegance and cohesion of entire home. The en-suite, with dual access from either walk-through robe, is a real showstopper with decadent twin wash basins and showers, separate toilet and remotely operated Velux sky window above that allows both light and fresh air inside at the touch of a button. There will be arguments over who does the laundry! Gorgeous feature tiling on the floor and above the butlers trough ties in with the extensive custom built cabinetry and king-size appliances, providing a sophisticated and practical space to enjoy the view through the French glass door of your animals grazing in the paddock while you are doing your ironing! Working from home is a luxury in the well-furnished and light office space. Situated just off the front entrance, it is perfect for receiving clients and customers. The children are also well catered for with their own twin built-in homework space just metres from the dining room. Outside, the expansive grounds offer endless possibilities for outdoor activities and leisure pursuits. Whether you're unwinding by the shimmering Inman River that meanders through the centre of the property, catching a fish or yabby, tending to your animals, or exploring the vast 15 acres of land on the eastern side of the river, every moment spent here is a reminder of the beauty of country living. In addition to the huge double garage, there is ample storage in the barn for all the implements or toys you might require on such a property, and a bonus open-air rumpus room with views of the chicken and geese coops. With its impeccable craftsmanship, thoughtful design, and idyllic setting, this property epitomizes lifestyle living. If all of this is not quite enough for you, the property also includes a circa. 1920's stone cottage, featuring 2 living areas, 2 bedrooms and enclosed large back yard with patio and garden shed of its own. The cottage oozes charm with its period features, combustion fire, brand new kitchen and country garden. There are many opportunities here such as accommodation for family and friends or a diverse revenue stream via private rental (STCC). Rental appraisal of \$380 p/w. Don't miss your chance to make this rare, dream home yours today. Contact Gordon Scott - 0435 223 758

Features:

- Mains Power (single phase)
- 8.9kw Solar System
- 3 x Gas Instant HWS (1 on cottage)
- Upgraded LED lighting, power outlets and switches
- Powerful ducted reverse cycle A/C system in the main house
- Twin split A/C systems in cottage
- 200kl of RWT storage (5 tanks)
- Inman River access on the property
- Shallow ford river crossing (4wd or tractor required)
- 18m x 6m implement shed
- NBN directional antennae installed
- School bus route accessible
- 5 minutes drive to Victor Harbor
- 75 minutes to Adelaide Airport

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA 62833