

454 Cherry Gardens Road, Cherry Gardens, SA 5157



House For Sale

Thursday, 28 March 2024

454 Cherry Gardens Road, Cherry Gardens, SA 5157

Bedrooms: 5

Bathrooms: 4

Parkings: 7

Area: 17 m2

Type: House



Amity Dry
0438144224



Valerie Timms
0447312218

Contact Agent

Offers Close Tue, 16th Apr - 10am (usp) With a sweeping valley view as far as the eye can see, some 44 gum-studded acres to call its own, a productive olive grove, and the horse facilities to make an equine enthusiast swoon, Birchgate Farm is something very special before you even step inside the stone-laden C1932 cottage that started it all. It started as a thriving orchard. It's become a reputable agistment. It's always been a picturesque property, preserved with a deep sense of obligation by its long-standing owners. That's why its original outbuildings still stand today, as functional as they've always been on a property with 21 paddocks, stable, tack room, hay shed, arena and a memorial garden that watches over the valley with serene pride. Extended to connect the old creamery to the original dwelling, this five-bedroom home is arguably in the best shape of its life, solar powered to transport its heart-warming charm into the 21st century. Whether it's the Jarrah, Blackwood and Brushbox floors underfoot, the intricately decorated ceilings or the exposed stone walls that now moonlight as internal features, its original hallmarks shine as bright as ever in this boundless home of multiple living zones and three ensuited bedrooms. Of its several inspired alterations and additions, the stone-topped kitchen and pitched-roof alfresco pavilion make the biggest impact - ensuring good food, with a view, is always at the heart of every memorable moment. Birchgate Farm makes them count. - ? A chance to own a piece of Cherry Gardens history - ? Sprawling lifestyle property, primed for horses/agistment - ? Large olive grove yielded four tonnes of olives last year - giving you the option to sell or create your own oil - ? Beautifully presented and persevered 1932 stone cottage - ? Flexible floorplan includes multiple living zones and three ensuited bedrooms, including guest retreat (former creamery) - ? Updated kitchen includes stone and timber benchtops, dishwasher and Smeg 90cm oven - ? Ducted reverse cycle heating and cooling - ? Powerful 13.5KW solar system for reduced energy bills - ? Three access points to the property - ? Arena, tack room and stables - ? Numerous storage sheds, one with power and workshop - ? Large pavilion with cafe blinds - ? Storage galore - ? Bore and extensive rain water storage - ? Just 20 minutes from the metro coast, 10 from Stirling and 30 from the CBD - ? A short drive from Blackwood Golf Club Certificate of Title - 5508/181 Council - Onkaparinga Zoning - PRuL - Productive Rural Landscape Year Built - 1932 Land Size - 17.9ha Total Build area - 716m² Council Rates - \$1,517.40 pa SA Water Rates - \$74.20 pq Emergency Services Levy - \$121.65 pa All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275 403