

45a Mill Road, Lobethal, SA 5241

ADCOCK

Sold House

Thursday, 9 May 2024

45a Mill Road, Lobethal, SA 5241

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 598 m2

Type: House



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\$770,000

Don't let the post and rail fencing fool you. This modern homestead puts the chic into country living, allowing on-trend neutrals, styling, and an urban edge to take full flight in its family-oriented Fairmont Homes design. Cornering Mill Road and Riley Street, it's a life-changing outlook indeed. For the levelled and landscaped 598sqm allotment, the expansive 4-bedroom adaptability, joyous natural light throughout, and the years of family fun ready to roll here, all but a side-skip from Lobethal Primary School. You'll awe over the light-filtering, cinematic S-wave sheers that define every bedroom and living zone, the 2.7m ceilings, designer pendants, bedside lighting and fixtures, the house-warming combustion fire, and respectable 7kW boost of solar. Rich chocolate soft-close joinery clads the clever 'deconstructed' kitchen with an adjoining open plan butler's wing; on show, the 900mm Westinghouse oven, 5-burner gas cooktop, Siemens dishwasher, and a burst of sun across ice-white breakfast bar/island benchtops. Three bedrooms or four – your decision can hinge on the sumptuous leading study/office space through bi-folding double doors, bedrooms two and three savouring a generous family bathroom issuing both the shower room and adjoining WC with their own vanities. Harmony for guests and the busy family, assured. Calming understates the mood of the master suite, sanctioning an entire corner of the home for a floating bed wall, study nook with a separate exit, walk-in plus built-in robes, and dual garden aspects. The luxe ensuite gains all the attention for its massive dimensions. Casual dining sliding glass doors look out to the beautifully tiered and retained backyard where the kids will view town and treetops in one trampoline bounce, and you'll delight in the unique "Awabuki" border plants that will screen their thick, frost-tolerant glossy leaves for up to 3m of privacy. With a secure garage for one, ample vehicle, trailer, or turning room thanks to vast driveway concreting, a garden shed too pretty for tools, and a well you could easily affix a pump to; it's safe to say, this is one in a million to get excited about. Grazing the rural periphery of this pretty township, you're in strolling reach of Hugel Wine Bar and Kitchen, Emma & Ivy, and plant-based Clara Cakes set to rival the leading Lobethal Bakery. Just 45 minutes from Adelaide, haul the kids to where they'd rather grow up... Designer living in country style: 598sqm allotment cornering Mill Road & Riley Street 2021-built Fairmont Homes design 2.7m ceilings 4 bedrooms & 2 spacious bathrooms Adaptable 4th bedroom/study/playroom or 2nd living zone. Master with ensuite, BIR & WIR Bedroom 2 with full-height mirrored BIR Ducted evaporative cooling & combustion fire with heat transfer to main bedroom. Siemens dishwasher, 900mm Westinghouse oven, 5-burner gas stove Well with provisions for a pump. Fully fenced & landscaped yard Close to Lobethal Primary School Secure garage with auto roller door & internal access Additional car/trailer space or turning space. Garden shed. Mains & rainwater (plumbed to kitchen tap) 7.89kW solar efficiency And more... Property Information: Title Reference: 6213/600 Zoning: Township Year Built: 2021 Council Rates: \$1,819.57 per annum Water Rates: \$187.36 per quarter *Estimated rental assessment: \$630 - \$650 per week (written rental assessment can be provided upon request) Adcock Real Estate - RLA66526 Andrew Adcock 0418 816 874 Nikki Seppelt 0437 658 067 Jake Adcock 0432 988 464 *Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided. The floor plan included in this marketing material is for illustration purposes only, all measurements are approximate and is intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent. Any information that is intended to be relied upon should be independently verified. Property Managers have provided a written rental assessment based on images, floor plan and information provided by the Agent/Vendor – an accurate rental appraisal figure will require a property viewing.