

**519 Longwood Road, Longwood, SA 5153**

**HARRIS**

**House For Sale**

Friday, 12 April 2024

519 Longwood Road, Longwood, SA 5153

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 2099 m2**

**Type: House**



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## Contact Agent

Originally built in 1955, this home started its life serving the community as the Longwood Post Office and General Store. In 1999 it was converted and extended into a home, and underwent its most recent renovation in 2022/23 thanks to the current owners. Expertly finished, the home has been designed by Waypoint Design and built by local custom builder Maxwell Built. The current renovation nods to the history of the building, restoring the wrap-around porch with decorative tiles and bringing the original shop-front doors back to life. Inside, the floor plan has been opened up to incorporate a welcoming open-plan living space - kitchen, dining and lounge. A separate front lounge and bedroom serve as an excellent separate living wing for teenagers or visitors. The back section of the home is reserved for the Master bedroom, stylish ensuite and walk-in robe, as well as a lead-in study and fourth bedroom that opens out onto the deck. The back undercover deck has been extended into a sensational entertaining space with merbau timber decking and raked roof to allow an abundance of natural light. With views of the surrounding treetops down Longwood Road and neighbouring paddocks, it's a serene spot from dawn 'til dusk. The main backyard has been recently landscaped in 2024, with expansive lawns, native garden beds and mature ornamental trees and hedging for privacy. Two remaining small paddocks (one at the top and one at the rear) remain clear for a variety of Hills hobbies including chickens (sheds already in place), sheep, fruit orchard/veggie patch or pool. With an expertise in sustainable energy design, the owner has made sure sustainability has been considered in all aspects of the renovation. As a result, the home is comfortable from winter through to summer in the Hills, and is carbon neutral. Specifications include: \* Acoustic double-glazed windows throughout \* Fully re-insulated walls and ceiling \* Fully re-wired & efficient LED lighting throughout \* 7.9kW Solar PV system, with 11kW battery \* Highly efficient ducted heating and cooling \* Slow combustion wood fireplace\* Automated irrigation, supplied by the property's own aquifer and automated bore system (new pump as of 2022)\* Low VOC finishes Other key features include: \* Fully re-rendered in 2022\* Newly cladded double shed/garage with LED lighting, 15amp power and its own driveway access\* Newly sealed driveway and drainage \* Automated country driveway gates \* Automated garden lighting \* Custom high-end cabinetry throughout by DB cabinets \* Large chicken coup and wood shed (filled with wood for the lucky owner)\* Undercover parking for 4 cars with ample additional off-street parking Specifications: CT / 5172/829 Council / Adelaide Hills Zoning / PRuL Built / 1955 Land / 2099m<sup>2</sup> (approx) Estimated rental assessment / \$810 - \$900 per week / Written rental assessment can be provided upon request Nearby Schools / Heathfield P.S, Scott Creek P.S, Mylor P.S, Aldgate P.S, Heathfield H.S Oakbank School Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409