

56 Arkaba Road, Aldgate, SA 5154

HARRIS

Sold House

Thursday, 29 February 2024

56 Arkaba Road, Aldgate, SA 5154

Bedrooms: 5

Bathrooms: 2

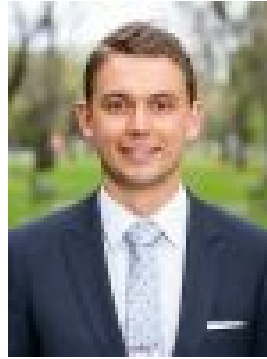
Parkings: 5

Area: 2850 m2

Type: House



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Contact agent

Brimming with picturesque allure, 56 Arkaba Road is the very definition of what makes the Adelaide Hills so coveted. A sloping 2850sqm allotment boasting character home, self-contained studio, and breathtaking storybook gardens, all no more than 15 minutes from the tollgate, it's exquisite from every angle. Radiating old-world calibre, an impressive sandstone frontage fronts an impressive family floorplan, colonial windows ensuring no zone goes without striking views. A vast front lounge is centred by bench seating and combustion heater, creating the ultimate all-seasons observation deck. French provincial elegance is carried across a country kitchen, with stone benchtops, extensive shaker cabinetry, and 110cm Leisure Cooker guaranteed to elevate everything from the simplest cook up to Christmas lunch. Overlooking dining area with French doors connecting to alfresco entertaining terrace, it's a home hub defined by effortless flow. Currently configured as main bedroom, dressing room and study, three generous bedrooms present scope to bespoke configuration and adaption exactly how you like. All are serviced by a generous bathroom, clawfoot bathtub, wide vanity corner shower and bidet ready for the morning rush or evening wind-downs. A self-contained studio suite boasts slate-tiled living area with combustion heater, uniting kitchenette, two bedrooms, walk-in robe, sunroom, and bathroom to deliver endless scope. Whether you're seeking space for multi-generational living, an epic retreat for guests, or a potential short stay accommodation or business opportunity, the framework is waiting for your imagination. Wrapped with extensive established gardens certain to impress to even the most fastidious of botanists, slate paths and stone walls unite abundant fruit trees, lush lawns and storybook garden beds, enveloping the property in tranquil privacy. Weekends are sorted with the best of the Adelaide Hills at your doorstep, ensuring you're never more than a short trip from world-class wineries, local markets and conservation parks. Less than 20 minutes to the Adelaide CBD, with Stirling East Primary, Heathfield High Schools, and numerous private schooling options on hand for a streamlined school run and commute. The good life awaits. More to love:

- 32 panel, 13.8 kw solar system installed 2023
- Ducted reverse cycle air conditioning to main house
- Magnetite double glazing to main house windows for climate and noise control
- Circular double driveway connecting to double garage workshop and 4-car carport
- Separate updated laundry with WC
- Heritage features throughout – decorative cornices, high ceilings
- Rewired and reinsulated
- 50,000 litre water tank connected to firehose with pump and 6 rooftop sprinklers
- Automated irrigation and sprinkler system
- 1500 litre anaerobic septic tank with 4000 litre reticulated water tank supplying a front flower bed irrigation system
- 2 x garden sheds
- Provisions for mains sewage connection
- Ceiling fans

Specifications: CT / 5356/186 Council / Adelaide Hills Zoning / RuN/AdHBuilt / 1952 Land / 2850m² Council Rates / \$3,346.24pa Emergency Services Levy / \$218.95pa SA Water / \$70.80pq Estimated rental assessment / \$950 - \$1,050 per week / Written rental assessment can be provided upon request

Nearby Schools / Stirling East P.S, Aldgate P.S, Bridgewater P.S, Crafers P.S, Heathfield P.S, Heathfield H.S, Oakbank School, Urrbrae Agricultural H.S

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