

**579D Lower Hermitage Road, Lower Hermitage, SA
5131**



House For Sale

Wednesday, 7 February 2024

579D Lower Hermitage Road, Lower Hermitage, SA 5131

Bedrooms: 5

Bathrooms: 2

Parkings: 12

Area: 3 m2

Type: House



Sam Doman



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\$1,349,000

This beautiful country home is located on 3.98 hectares of land with immaculate, peaceful views all the way to the ocean and a spring fed creek that runs through the property all year round. This very private property is perfectly set up for sheep and has produced plenty of lamb over the years, but also for the horse lovers, motorbike riders and animal graziers, this is just perfect for you too! Offering 5 spacious bedrooms, the master having an ensuite and massive walk-in wardrobe. The central kitchen comes with a gas cooktop/oven and a dishwasher. The kitchen/meals/family area, has the wetback combustion heater which not only will aid the solar hot water system but is also ducted to other rooms in the house to give energy efficient heating throughout. This BIG home also has a formal lounge and dining rooms as well as a living room that could easily be used as the rumpus with the built-in wet bar. The formal lounge room comes with an open fire place on a feature, double brick stone wall. The full length windows bring plenty of natural light into the home as well as allowing for picturesque views out of all windows. There's also multiple outdoor entertaining options from the verandah on the east side that leads to the viewing deck over the valley to the extensive verandah on the west side, with views of magnificent sunsets all the way over the peninsular, while enjoying a wood oven pizza from one of your many entertaining areas. Parking is easy with the double length extra wide carport. Or if you would like to keep the toys completely out of the elements, there is a double garage with concrete floor and power. There is a total of 5 sheds on the property with various sizes and uses. The property also has multiple water tanks holding plenty of water for the whole year, as well as a bore and a dam to water the live stock and garden. For the gardener the well setup and designed veggie patch is 12m x 12m or 144 sqm (approx.) and has the water system already installed. This is complemented by a large variety of fruit and nut trees, the list of which is available at your request.

Internal Features:- 5 bedrooms, with the master having an ensuite and walk-in robe.- Stunning country kitchen with dishwasher.- Combustion heater ducted through the home. - Formal Dining and Lounge Rooms- Living/Rumpus with wet bar- multiple storage and Linen press- Ducted Evaporative Cooling

External Features:- Multiple outdoor entertaining options- Huge amount of storage for cars, tractors, boats, caravans etc.- Multiple water tanks 130,000L rain water and 15,000L Bore water tank- Bore Flow rate = 80 - 100L/minute. Salinity is very low - Over flow goes to the the dam- Pop up sprinklers on lawn- Fenced paddocks- 32 Fruit trees (list available)- 11 Nut Trees- Rose garden- 50 taps outside (approx.)- Solar with 3x Inverters 8.5kw system (44 panels)

SHEDS:- 1 shed 10M x 6M, double sliding front doors full width- 1 shed 6M x 3.75M, double swinging front doors with 1 swinging side door.- 1 Wood shed- 1 double trailer shed- 1 storage garden shed, double swinging full width doors.

POWER:- Single phase underground to house.- Power to all sheds except trailer shed.- Power to the dam.- Power to gazebo.- Power to Pizza oven cooking area.- 240V power to back archway.- 12V power to deck and both archways

This one is not to be missed! **YOUR BEST OFFER WILL HOPEFULLY BUY IT.** Our vendors are serious about selling, literally to the **BEST OFFER.** Come see the property, take the time to give us your best offer and we will try to help you purchase this magnificent offering. You can thank us later! For more information contact Sam Doman or Robert Slekens.

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