

# 58 Miles Road, One Tree Hill, SA 5114

## Lifestyle For Sale

Wednesday, 6 March 2024



58 Miles Road, One Tree Hill, SA 5114

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Area: 6 m2**

**Type: Lifestyle**



Leonie Simmons

## Expressions of Interest

Located just a short drive out of sought after town One Tree Hill sits this double brick family sized home! This 6.79 hectare lifestyle sized property is perfect for all families looking to escape the hustle and bustle of metropolitan areas, or simply wanting to be closer to these amenities. The home features a wide veranda with 360 degree picture views. Walk in the formal entrance and embrace the country feel with slate flooring. Sunken formal lounge room and dining room to the right has combustion heating and built in cabinetry giving a chic finish. Separate meals area overlooking the outdoor areas. A kitchen is the hub of any home, and this one is a beauty! Solid wooden benchtops, ample bench space and all the cupboards and drawers you could ever need for storage. Dual pantries, stainless steel appliances and a huge island bench are the finishing touches that bring this space together. You could cook for a village in this kitchen! Four spacious bedrooms and additional study. Main bedroom with walk in robe, bedrooms two and three with built in robes. The house is serviced by a generously sized bathroom offering a full size bath and separate shower. Additional games room or theatre room with a projector and screen, and surround sound makes the perfect space to entertain the family. Outdoor free standing pergola with country views. Enclosed back yard area perfect for securing pets with a vegetable garden. The home is complimented by combustion heating, reverse cycle split system, solar system and double carport with electric panel door. The land is flat to slightly undulating which makes it perfect for keeping horses or livestock. There is a small cattle yard and loading ramp set up, surfaced area for a round yard, as well as a large flat area that would be perfectly suited to build a shed or install a dressage arena. Bore and ample water storage is an added bonus. Situated at the end of a quiet cul-de-sac having your own private entrance with electric gates. This property is situated 12 minutes from Elizabeth Shopping Centre or Munno Para Shopping Centre, 45 minute drive to Adelaide CBD, 24 minute drive to Westfield Modbury and a 34 minute drive to the Barossa Valley. One Tree Hill offers a general store, café, post office and a hotel. This property is the perfect offering of family living and hobby farm concentration. Contact the agent today to express your interest in this magnificent property. Things we love: - 6.79 hectare lifestyle property - Sunken formal lounge and dining - Slate floors - Huge contemporary style kitchen - Massive island bench - Overhead cupboards & built in pantries - Main bedroom with what wash brick feature wall - Family room with projector, surround sound and pull down projector screen - Double carport with remote panel door - Freestanding pergola entertaining area - Substantial rainwater storage - Wide verandah - Enclosed yard for pets - Vegetable garden - Multiple fenced paddocks - Small cattle yard set up & loading ramp - Levelled area perfect for shed or dressage arena - Flat to undulating land suitable for lifestyle, horses and livestock - Electric front gates - Established summer fruit trees - Solar Disclaimer: While every endeavour has been made to ensure the accuracy of the information supplied, neither the vendor nor our company accept any responsibility or liability for any omissions and/or errors. We advise that if you are intending to purchase this property, that you make every necessary independent enquiry, inspection and property searches. This brochure and floorplan, if supplied, are to be used as a guide only. RLA 263081.