

6 & 6A Mail Road, Harrogate, SA 5244



Sold House

Tuesday, 27 February 2024

6 & 6A Mail Road, Harrogate, SA 5244

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 3237 m2

Type: House



Clint Ray

0419244502

\$644,000

Welcome to your dream home nestled on an impressive 3,237m² of picturesque land. This meticulously designed property offers a perfect blend of comfort, style, and investment potential. Offering two titles, one which the home sits proud and the other vacant land. This is an incredible investment opportunity with the option to build an additional property or simply relax and enjoy the space! Step into the heart of the home with an open-plan masterpiece, where the kitchen seamlessly flows into the living and dining areas. Modern design meets functionality, creating an inviting space for entertaining or family gatherings. Surrounded by large windows, you have an abundance of natural light flowing into the property, whilst enjoying the green backdrop of the outdoors. Combining this with four spacious bedrooms and a well-appointed bathroom, this is a great-sized family home. The huge master suite is a sanctuary, offering tranquility and privacy with large WIR, while the additional bedrooms provide versatility for guests, a home office, or a growing family. Stepping out through the sliding doors, you can escape to your own private paradise with a sprawling outdoor area that includes a massive pergola-covered entertaining space. Immerse yourself in the beauty of the landscaped gardens or gather around the fire pit for cozy evenings under the stars. This property boasts meticulous landscaping, featuring a chook pen for those looking to embrace a sustainable lifestyle. Unwind and create lasting memories around the fire pit area. Whether it's a quiet night under the stars or a gathering with loved ones, this space is designed for relaxation and connection. A garden shed provides convenient storage for tools and equipment, ensuring your outdoor oasis remains pristine. What sets this property apart is its unique offering of dual titles, providing the option to:

- Enjoy the property as one and build a large shed on the second title (STCA).
- Build an additional property on the second title and explore a lucrative investment opportunity (STCA).
- Invest as a long-term hold and sell the two titles separately in the future.
- The owner will consider separate sale:-

- Purchase the land separately and build your dream home. Price \$220,000-\$240,000-
- Buy the home separately. Price \$465,000-\$500,000

The choice is yours – maximize the potential or revel in the extra space and privacy. Ideally located in the idyllic town of Harrogate, this is the epitome of Adelaide Hills living. With all the conveniences you need 15 minutes away in Nairne and the local Primary School only steps away, you can relax in the peace and tranquility of your private oasis. This is one not to be missed! CALL RUTH FERGUSON (0497 760 570) or CLINT RAY (0419 244 502) TODAY TO ARRANGE YOUR INSPECTION

Specifications: CT / 6165/229 Built / 2001 Council / Mount Barker Zoning / Neighbourhood Land / 3,237sqm 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. Interested parties should make their own inquiries and obtain their own legal advice.