

**6 Blencowe Road, One Tree Hill, SA 5114**



**Sold House**

Tuesday, 15 August 2023

6 Blencowe Road, One Tree Hill, SA 5114

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 8 m2**

**Type: House**



Kai Lavis

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## Contact agent

Welcome to 6 Blencowe Road, One Tree Hill, South Australia! The moment you arrive, you will feel the calm ambience of this stunning property offering a combination of spacious living, breathtaking views and endless possibilities on its expansive 20 acres of land. A true testament to the vendors, with every inch of this home meticulous in presentation and finishes. Let's start with the main residence, where you'll find a large master bedroom with a built-in robe, plantation shutters and a ceiling fan. Bedrooms 2 and 3 are also generously sized, offering BIRs, plantation shutters and ceiling fan in bedroom two. The living areas boast beautiful hybrid flooring, with a large formal lounge room featuring plantation shutters, perfect for relaxing or entertaining guests. The dining room opens up to a front entertaining area allowing you to enjoy the stunning views while dining. Additionally, the family meals area seamlessly connects to the kitchen and rear entertaining area, creating a versatile space for everyday living. The kitchen itself is well-appointed with granite benchtops, gas/electric cooking options, ample cupboard space and a dishwasher. The bathroom has also been recently renovated and features floor-to-ceiling tiles, a double vanity, toilet and a separate second toilet for guests. Completing the main house is a new laundry with built-in cupboards and a combination of ducted reverse heating/cooling and combustion heating to ensure comfort year-round. Adjoined to the main residence is a self-contained granny flat offering a comfortable living space with a good-sized bedroom, robes and an ensuite bathroom. The kitchen features gas cooking and plenty of cupboard space while the tiled lounge area with sliding doors opens up to a private entertaining area. Gas heating and ducted evaporative cooling ensure a pleasant climate for the additional living. Outside, the property truly shines. A 20x40ft workshop with concrete flooring and power provides ample space for hobbies or storage. There are two spacious entertaining areas, one at the front and one at the rear of the property, both featuring pitched roofs that extend the full length of the home. And who can ignore the outdoor woodfire pizza oven as you entertain friends and family whilst overlooking the next door sweeping vineyards. Enjoy the benefits of solar hot water and solar power, with approximately 6.8 kW capacity and a 48c tariff, currently resulting in a substantial annual refund of approximately \$3000. The property also benefits from a 15 amp power supply, 27,000 gallons of fully plumbed rainwater storage, a domestic bore for garden and livestock use, and an additional 6,000 gallons of storage for the bore. Various sheds are scattered around the property, providing storage solutions for all your needs. For those with farming aspirations, there's a chicken house, sheep pen, cattle crush, and various paddocks with quality fencing. The property is zoned hills face and located within the Playford council area. Commuting to Adelaide CBD takes approximately 45 minutes, while major shopping centres can be reached in just 15 minutes. Local shopping and schools are conveniently located just minutes away. -20x40ft workshop with concrete and power - Solar power, approx 6.8 kw with 48c tariff, currently getting approx \$3000 refund per year - 15 amp power supply - 27,000 gallons rainwater fully plumbed - Domestic bore for garden and livestock and 6,000 gallons on storage for bore - Zoned hills face - Playford council area - Pizza oven Don't miss the opportunity to own this exceptional parcel of real estate in One Tree Hill. Contact us today to arrange a private viewing and discover the lifestyle that awaits you at 6 Blencowe Road. \*\*The safety of our clients, staff and the community is extremely important to us, so we have implemented strict hygiene policies at all of our properties. We welcome your enquiry and look forward to hearing from you. \*\*Want to find out where your property sits within the market? Have one of our multi-award winning agents come out and provide you with a market update on your home or investment! Call Matt on 0433 258 200 or click on the following link <https://raywhitegawler.com.au/agents/matt-bunder/13798> Ray White Gawler | Willaston, Number One Real Estate Agents, Sale Agents and Property Managers in South Australia. Disclaimer: Care is taken to verify the correctness of all details used in this advertisement. However no warranty is given as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for error.