

6 Mimosa Grove, Balhannah, SA 5242



House For Sale

Friday, 1 December 2023

6 Mimosa Grove, Balhannah, SA 5242

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 856 m2

Type: House



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Auction | Unless Sold Prior

In the tightly held township of Balhannah, this elegant, two-storey residence is set on a delightfully private allotment and carries itself with refined style and poise. With a commanding street presence, the character brick residence stands proud with stately conifers, ivy hedging and elegant standard roses that flank superb brick paving and the home's entry. Designed for the largest of families, there's accommodation of four double bedrooms, two-and-a-half bathrooms and spacious living areas, both inside and out. The symmetrical front facade exudes a grandeur of yesteryear with its two-storey high, covered portico inviting you into the home where you will be instantly impressed by the grand entrance hall and staircase. A large executive study which could be converted to a fifth bedroom, is easily accessible to the left or receive guests straight into the elegant formal lounge to your right. Take the stairs up to the sanctuary of the four double bedrooms, all offering views over pretty gardens and beyond, where a private bedroom wing offers a spacious master suite, walk-in robe and ensuite bathroom. There are a further three double bedrooms, all with built-in robes and storage to the ceiling, a generous family bathroom and a supplementary living area perfect for kids. Back downstairs and walk through to the natural hub of the home, where the large open-plan living area provides an excellent outlook to the rear undercover alfresco and rumpus room beyond. A large, modern, sleek gourmet kitchen equipped with quality appliances, including an induction cooktop and pyrolytic self-cleaning oven, is completed by ample storage and benches topped with generous work surfaces. The adjoining light-filled casual meals area is the perfect spot for breakfast, where you'll enjoy the wonderful outlook of the established gardens and visiting birdlife. The living room features a superb combustion heater and adjoins a formal dining area with direct access via French doors to the outdoor entertaining pavilion with cafe blinds, creating an exciting area to entertain and relax with family and friends in all seasons. Beyond the outdoor pavilion, you will discover the enormous rumpus room or home theatre and adjoining studio and shed with mezzanine storage over the studio. The rear yard features a low-maintenance lawned area and pretty cottage gardens, with a fish pond and mature plantings. This wonderful family home exudes beautiful, timeless appeal. It is a great entertainer in a quiet, family-friendly neighbourhood, all within easy walking distance to the local shops, sporting ground, school, playground and dog park. What makes this property special? • Prized Adelaide Hills location • Grand family home with multiple living areas • Sleek and modern kitchen • Flexible floor plan with four double bedrooms • Spacious external rumpus room or home theatre • Wood combustion heater • Enormous pavilion with cafe blinds • Pretty house garden with mature plantings • Large shedding with mezzanine storage & separate studio • Reverse cycle air conditioning on both levels • 5kW Solar PV system • Large rainwater holding with pump for watering Specifications: CT | 5651/927 Built | 2001 Land Size | 856 sqm approx. Zoning | Township Council Area | Adelaide Hills Council Rates | \$TBC p/a approx. Emergency Services Levy | \$TBC p/a approx. SA Water Supply | \$TBC p/q approx. You must not rely on information in this publication. Always seek independent advice. VENDORS STATEMENT - Please Note: The Vendor's Statement will be available for inspection at the agent's office three business days before the auction and at the auction site at least 30 minutes before the auction.