

**6 Murray Street, Gumeracha, SA 5233**



**House For Sale**

Tuesday, 7 May 2024

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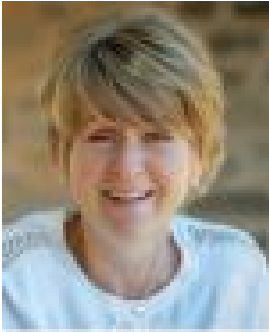
**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1024 m2**

**Type: House**



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## Contact Agent

Petite, sweet and in the right street! Nestled amid colourful gardens this quaint stone cottage will lure you in with its undeniable charm. Large in character, it's the perfect nest for a couple or singles in love with garden/shed life. Solar, decent shedding and a flat useable yard complete a very attractive package that will have you at "hello". Savouring a glass of wine in front of your wood fire on a chilly winter's night will be a part of your future here. Whipping up a culinary delight in your sparkling galley kitchen that packs all manner of features in its' compact design will be a joy. Stone walls feature in the tranquil lounge space that emits a cosy, welcoming vibe whilst the front living/dining room is perfect for relaxed entertaining. There are 2 bedrooms - both have enough space for functionality and the divine peace a good night's rest brings. Pride is evident in the renovated bathroom which is well-planned and adjacent to the largest bedroom. There is a 2nd toilet in the laundry which is separate from the house making it the perfect spot to drop the dirty clothes after a big day outdoors. Tucked away under a back veranda you will find a deep, outdoor bathtub, perfect for soaking the day's aches and pains away (or a romantic evening!). Garden lovers will savour a space filled with colour, fragrance and interest. Feature Crab-apple's, a stunning glory vine, the subtle shades of a smoke bush and bird-attracting natives all add to its beauty. Feature stone walls, rustic paving and a pretty view at every turn – it's all here. Pretty as a picture, this sweet abode is framed by a picket fence to complete a truly romantic retreat. Nestled in the heart of a tight-knit community this property represents a rare opportunity to secure cottage living in the Adelaide hills amid its vibrant food and wine scene. Top 3 things the owner loves:- Wine by the fire in the feature stone walled lounge.- Native wildlife that visits the gardens.- Proximity to Adelaide Hills wineries & general facilities. Residence Information:- Constructed Circa 1860 Main 4 rooms all solid stone construction.- Upgraded bathroom & kitchen.- Kitchen features gas top, stainless steel oven & ample bench space/storage.- 2 beds, 2 living, 1 bath.- Slow combustion wood fire. Ceiling fans.- Split system reverse cycle air conditioner.- Front and rear verandahs.- Huge flat area behind the cottage – ideal for an extension if desired. Site improvements:- Approx 9m x 6m colour bond shed. Concrete floor, 2 auto roller doors.- Separate garden shed with concrete base.- Gorgeous front veranda to the cottage with paved base.- Rear Veranda with roll down, privacy blinds + outdoor tub.- Approx 1042 sqm allotment flat & useable.- Rainwater tank and mains water.- A watering system in place for the majority of the garden.- \$\$\$ saving solar system. Services & legal information:- Adelaide Hills councils, zoned township.- CT: Volume 5299 Folio 114. Lot 92.- Council rates \$1724.00 & ESL \$116.50 per annum.- Water & Sewer rates \$176.50 per quarter.- Single-phase power.- Gas hot water service.- Mains water plus rainwater.- Town sewer connected.\*Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided. The floor plan included in this marketing material is for illustration purposes only, all measurements are approximate and are intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and any queries must be directed to the agent. Any information that is intended to be relied upon should be independently verified.