

63A Newman Road, Chain Of Ponds, SA 5231

HARRIS

Acreege For Sale

Sunday, 22 October 2023

63A Newman Road, Chain Of Ponds, SA 5231

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 32 m2

Type: Acreege



Elle Seaman
0434644856



Arabella Hooper
0883394222

\$3.5m

Carefully pieced together this 5-6-bedroom Mt. Gambier Sandstone home of rare scale, substance, enduring quality and timeless charm; the moment you see its eternal views from Mount Crawford to Millbrook Reservoir and back again is the moment you realise it was all worth it. A landholding spanning some 80 bore-fed, sprawling acres with four fenced paddocks and vast sheds that will embrace all manner of commercial enterprises; this is the definition of 'lifestyle property' - in a part of the world where it feels like you're the only soul on earth. Yet, Adelaide's CBD is just 40 minutes from this ode, architecturally designed to forge a unique footprint that centres around its huge octagonal living space and crowd-pleasing open-plan kitchen. With 3.9m ceilings and just a tick over 200sqm of room to thrive; the living room is nothing short of epic - and a worthy meeting point between two wings, spreading that view to a series of timber-framed windows/French doors and a grand, arched entry foyer. Featuring a retreat, home office, expansive master bedroom with ensuite and dual walk-in robes, and a huge underground cellar that could be anything from a wine room to a home theatre; one of those wings is reserved entirely to the parentals. Not that the kids are drawing a short straw in their wing featuring four bedrooms, a rumpus and external access so they can come and go as they please from this palatial home with an outlook that never leaves your side. Step out, take a deep breath of the fresh Hills air and take it all in. Worth the wait, indeed. More to love: - Extensive powered shedding, including huge machinery shed for car collectors and commercial endeavours- A rare build of the highest quality and craftsmanship- Spread out with unmatched freedom across a flexible floorplan- Striking and imposing sandstone facade- Starring kitchen includes stone benchtops, walk-in pantry, 1200mm freestanding oven, dishwasher and breakfast bar - Fertile land with fruit trees and fenced paddocks for livestock- Double garage with remote entry and internal access- Combustion heating- Blackbutt hardwood flooring throughout- Sleek fully-tiled wet area and storage galore- Underground cellar could be converted to another living space- A short drive from a range of wineries and cellar doors (30min to the Barossa)- Just 25 minutes from suburban Adelaide- And much more. Specifications: CT / 5935/334 Council / Adelaide Hills Zoning / PRuL Built / 2011 Land / 324000m2 approx Council Rates / \$4,993.01pa Emergency Services Levy / \$449.25pa Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Kersbrook P.S, Gumeracha P.S, Paracombe Primary and Preschool, Lobethal P.S, Birdwood H.S Disclaimer: 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409