

**66 Paechtown Road, Paechtown, SA 5245**

**HARRIS**

**Acreage For Sale**

Thursday, 4 April 2024

66 Paechtown Road, Paechtown, SA 5245

**Bedrooms: 4**

**Bathrooms: 3**

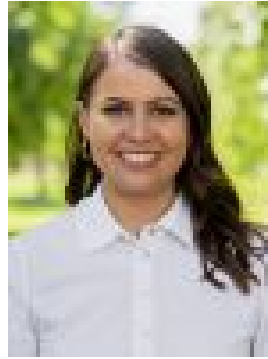
**Parkings: 8**

**Area: 1 m2**

**Type: Acreage**



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## Contact Agent

Etched into some five serene acres on the brink of Hahndorf village, 'Amber Lodge' takes the old-world charm of its stone, cedar and colonial roots and proudly plants it above a parkland setting that makes your worries seem to float away into the fresh Adelaide Hills air. Liquid Ambers aptly flank the meandering driveway, creating just the perfect amount of suspense for the moment this four-bedroom, Tesla-powered homestead unveils its far-reaching, stone-laden facade. That quarry stone continues inside, crafting texture, warmth and enduringly thick walls, paired perfectly with the prolifically used western red cedar and arched openings that would cost a small fortune to recreate today. Sash windows usher lashings of light into the several spaces that line the northern frontage, none more inviting than a 'snug' with raked ceilings, copper feature fireplace and timber-lined walls. Bookending its elongated footprint are two ensuited wings; one for guests who crave the chance to close themselves off and come and go without disruption; the other lapping up its own respite, an updated ensuite, private courtyard and claims as the true master. Escaping one another is easy in Amber Lodge. But embracing each other is really what it's all about, whether you're sharing a spring meal under the rear pavilion, summer lazing by the fully-tiled pool or letting your competitive juices run wild with a family doubles match under lights. If you can picture post-wedding parties on the lawns, swagging camp sessions out in the paddocks, weekend nights swapping stories around a camp fire or customary trips for lunch on Hahndorf's famous main drag, you've got but a glimpse of what life looks like at 'Amber Lodge'. It looks beautiful. More to love: - Oversized carport with room for four cars, plus plenty of additional off-street parking space - Large, family-friendly floorplan with multiple living zones - The current owners have made a series of updates since its previous sale, inside and out - Full-size tennis court with night lighting - Updated fully-tiled pool - Tesla battery and 10KW solar system for heavily reduced energy bills - Generous shedding options, including workshop and new 6x14m storage shed with power - Dishwasher, gas cooktop and plenty of storage to rear kitchen - Designated paddocks with high quality fencing - Extensive, updated automatic and high-pressured watering system sustains parkland gardens, open spaces and a mix of native and exotic plantings - Ducted reverse cycle temperature control, gas feature fireplace - Guest wing with bathroom and its own R/C and hot water system - Three bathrooms, two updated in recent years - Other updates include LED down lighting, plus new 'laser light' roofing to rear alfresco patio/pergola - Just a short drive or Sunday stroll from Hahndorf village - Less than 25 minutes from the CBD - And much more. Specifications: CT / 5146/981 Council / Mount Barker Zoning / PRuL Built / 1974 Land / 4.67A (approx) Council Rates / \$3,800pa Emergency Services Levy / \$120pa SA Water / \$74.20pp Estimated rental assessment / \$1,000 - \$1,100 per week / Written rental assessment can be provided upon request Nearby Schools / Hahndorf P.S, Echunga P.S, Oakbank School, Bridgewater P.S, Mount Barker H.S, Urrbrae Agricultural 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