

67 Tanahmerah Road, Balhannah, SA 5242

Adelaide Hills

House For Sale

Tuesday, 30 April 2024

67 Tanahmerah Road, Balhannah, SA 5242

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 15 m2

Type: House



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EOI \$4,000,000+

The home: An architectural innovation, this residence is a testament to the harmonious blend of Eco design & unbelievably comfortable living, set in the beautiful Adelaide Hills. Sustainable elegance was the design brief that bespoke designer/builder Phil Monaghan undeniably delivered. Showcasing a meticulously curated palette of natural & recycled materials to create a feeling of paired back luxury & authenticity all at the same time. The eco-smart strawbale & quality linear board walls ensure incredible insulation, whilst polished concrete & Jarrah timber floors in the living spaces provide practicality and sophistication. Designed to maximise solar passive gain for winter warmth & minimise solar access to keep cool during the summer months. With the initial intention of going off grid, carefully selected walls were constructed of compressed organic grown barley straw then concrete rendered & lime washed. Its northern orientation ensures its interiors are kept at an optimal temperature year round. At the heart of this home the country kitchen with top-tier appliances, Caesarstone benchtops, is a culinary space designed to inspire. An entertainers dream, many large happy family gatherings have been hosted over the years. The extensive use of louvres & double glazed windows frame stunning vistas, allowing natural airflow & outside beauty seamlessly inside. The generous open plan living, kitchen and dining space is a testament to a clever design & the desire to create warm, harmonious interiors incorporating a concealed sliding door dividing entertaining spaces. Soaring high curved ceilings, elegantly curved walls - all elements that not only enhance the sense of space, they also introduce a soft organic flow to the modern living environment. At the heart of this family home, a beautifully crafted Cheminees Phillippe woodfire, provides both aesthetic beauty & functional warmth. Fueled by the farm's own firewood timber lot, the fire not only anchors the room with its elegant design, but also promises cozy gatherings. It serves as a focal point around which daily life unfolds, offering not only warmth but an ambience that elevates the overall living experience. Ducted reverse cycle air conditioning takes care of the rest of the climate control, yet it is rarely used as a result of the environmentally conscious design. The recently added master suite is simply breathtaking, offering expansive views of the valley & its surrounding landscape. An ensuite of organic design, features a cleverly sculpted, curved straw-bale wall adding a touch of mid-century flair, with a handcrafted recycled timber vanity, premium bronze tapware & handmade Italian tiles. The generous bedrooms all appointed with spacious built-in robes and access to their own shared bathroom featuring floor-to-ceiling tiles, sophisticated VJ paneling, premium bronze tapware, beautifully hand-crafted Tasmanian walnut timber towel rails & custom made ceramic towel hooks. With wall to wall Jute floor coverings, the study combines curved ceilings, VJ wall paneling, a handcrafted timber desk & shelving with beautiful views across the garden & swimming pool. Situated in the opposite wing the original master suite with views across the garden and valley beyond, has its own private and generously sized ensuite, housing a deep bath with countryside views. Outdoor living is elevated to an art form with a custom pergola built with gigantic reclaimed Jarrah posts. An Escea volcanic rock gas fire is the perfect backdrop for this alfresco entertaining area with large built-in bbq. This beautiful dining space has sensational views of the valley, lush green lawns, deciduous trees & clipped hedges. Across the lawns the sparkling magnesium pool, sun lounges and outdoor shower await. A true sanctuary of relaxation and leisure! Adding to the appeal for a large family with diverse creative needs is a studio; an additional layer of functionality, privately tucked in the corner of the garden. The Farm: Almost 40 acres of rolling hills offering some of the finest views in the region. Looking out over the Onkaparinga Valley Hillview rests between Balhannah, Mount George & Hahndorf, a 5 minute drive from South-Eastern Freeway exits, & an easy 30 minute commute to Adelaide CBD. Home to a 30 acre flourishing native flower plantation & small family owned and operated business, this 40-year-established plantation produces a diverse array of South African species ie Proteas, Leucadendrons, Pincushions as well as some of the most beautiful and sought after Australian blooms and foliage. Underscoring the farm's dedication to environmental stewardship, each species is grown sustainably, guaranteeing produce of unparalleled quality. This farm is well known for its exceptional blooms in the fresh flower trade Australia-wide. Automated irrigation throughout the plantation ensures it is easily managed. With the inclusion of an extremely productive bore yielding some of the highest quality Piccadilly spring water, the farm has an invaluable 36,060 KL water license. The large flower shed dedicated to the preparation, storage & bouquet-making workshops encompasses incredible views across the plantation. Equipped with a cool-room & post harvest handling machines to speed up the processes, the facility ensures the utmost care and quality handling of the flowers from harvest to sale. Enriched by the natural beauty and agricultural vitality of the Adelaide Hills, Hillview stands not just as a home but a living masterpiece. It represents luxury, sustainability, & thoughtful design, a sanctuary that invites an incredible lifestyle. Tightly held by its current custodians for the past 23 years, this property is a rare find not only for its stunning

home but its unrivalled location and profitable home based business that can be carried on or returned to picturesque easy care grazing land.