

7 Alan Street, Gumeracha, SA 5233



House For Sale

Friday, 20 October 2023

7 Alan Street, Gumeracha, SA 5233

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 2049 m2

Type: House



Zane Bielby Spooner
0421843622



David Parkins
0883916866

Best Offers By 8/11 at 2pm (USP)

Introducing this spacious 4 bedroom, 3 bathroom family haven in Gumeracha, offering ample parking with a 2 car carport and a 2 car shed. Built in 1988, this home boasts a generous 2049m² allotment, featuring a charming Kanmantoo stone facade. Ideal for an extended or large family, it comes complete with a fully self-contained wing, offering both comfort and versatility for your living needs.

Internal Features

- Built in 1988.
- Master bedroom offers a walk-in robe and ensuite.
- Formal and casual living areas.
- The main kitchen is stylish and will leave you mesmerised with its timber bench tops, matte black cupboards, abundance of storage, 2x sinks, double draw dishwasher and induction stove top.
- Main bathroom has a spa bath and shower recess.
- The home features a fully self-contained private wing with external access.
- Split system air conditioning units.
- Classic colonial home with full-length front verandah.

External Features

- 2049m² allotment.
- Established mature gardens.
- Entertaining area.
- Rainwater supporting the mains water supply.
- 19.5kW solar system.
- 12.8kW battery + hybrid inverter (the current vendors have no power bill due to solar system).
- Private rear access to the property.
- Carport has room for 4 small cars, or large car/trailer.
- Shed 30 x 20 with a 10m clearance.
- The shed also included a mezzanine storage loft and 3 phase power.
- Along the side of the shed there is space for a caravan, boat, or trailer.
- Direct access to the oval.

Specifications: CT: 5459 / 107
Council: Adelaide Hills Council
Zoning: Township
Built: 1988
Land: 2049m²

Gumeracha, nestled in the scenic Adelaide Hills, has transformed from a town once primarily recognised for its iconic Large Rocking Horse into a vibrant and thriving community. Today, it's becoming an increasingly popular destination, featuring unique boutique shops, charming cafés, and captivating attractions. Beyond its borders, the surrounding area offers an enticing mix of distilleries, breweries, flower farms, wineries, and more. Located just 25 minutes from Tea Tree Plaza and a convenient 50-minute drive from the heart of the CBD, Gumeracha has emerged as a dynamic hub for both residents and visitors alike.

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 - property 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. RLA 278947