

7 Woodbury Road, Crafers, SA 5152

HARRIS

House For Sale

Tuesday, 21 November 2023

7 Woodbury Road, Crafers, SA 5152

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Area: 2299 m2

Type: House



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A wander from Stirling village stands a symmetrical cottage with the old-world charm that only more than 140 years can create, and an architectural rear extension that does dynamic justice to its spellbinding botanic garden setting in Crafers' tightly grasped dress circle. It's a tall order but Woodbury Road really is one of Crafers' most beautiful streets, setting the soul-soothing tone for a C1880-built home that extends an invitation to live-in-laws, independence-craving teens and visiting 'interstaters' courtesy of its separate self-contained rear studio. Four main rooms complete the original cottage; three equally sized bedrooms and a lounge room that marks the smoothest transition to that dynamic addition, where subtly split levels and seas of glass alter that wide garden perspective with every step. The spiritual heart of it all; an ultra-modern open-plan kitchen with stone benchtops, dishwasher drawer, striking stacked tiled splashbacks, walk-in pantry, integrated coffee machine, Smeg oven and the same engineered oak floors that connect the living zones at its feet. A lounge room huddles cosily up to a combustion fireplace, while a huge conservatory-like living room feels like a gargantuan greenhouse and could be the most impressive of dining rooms, formal lounge, or both. Tucked peacefully away is the master wing and its walk-in robe and ensuite, creating smoother morning routines and sanctuary on a property with so many secret nooks and crannies to discover. Follow the meandering paths past ancient trees, tree ferns and other exotic plantings; proof, much like the home itself, that only time can create something this special. More to love: - An architecturally extended piece of Hills history, enviably placed in the 'old' Crafers - Fully renovated throughout to create the complete, ultra-versatile family home - Double garage with remote entry, plus off-street parking for additional cars - Self-contained studio/apartment with bathroom, split R/C and kitchen/laundry provisions - One of the most beautiful garden settings you'll find, fed by a bore and maintained with an automatic watering system - Original timber floors to C1880 cottage - Recent updates include new dishwasher and hot water system - Integrated indoor and outdoor speaker system - Designated alfresco entertainer's patio - Study zone, pressed metal ceilings and open fireplace to formal lounge/landing - 5 minutes walking distance from Stirling's village centre - 10 minutes from the Tollgate - And much more. Specifications: CT / 5736/698, CT 6120/850 Council / Adelaide Hills Zoning / RuNBuilt / 1880 Land / 2299m² Council Rates / \$2,648.52pa Emergency Services Levy / \$242.75pa SA Water / \$370.64pa Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Crafers P.S, Heathfield P.S, Aldgate P.S, Upper Sturt P.S, Heathfield H.S, Urrbrae Agricultural H.S, Mitcham Girls 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