

**73 Ridge Road, Mylor, SA 5153**

**HARRIS**

**Sold Acreage**

Thursday, 30 November 2023

73 Ridge Road, Mylor, SA 5153

**Bedrooms: 3**

**Bathrooms: 2**

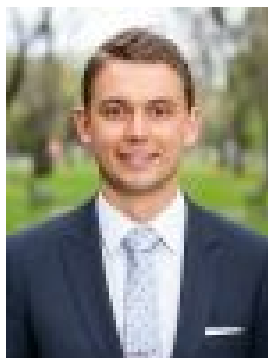
**Parkings: 6**

**Area: 6 m2**

**Type: Acreage**



Josh Biggs  
0407604041



Jack Hodgson  
0423029621

**\$1,520,000**

A striking brick home enveloped by 16 acres of private paddocks and rolling hills - the second you cross the gate, you'll be enraptured by 73 Ridge Road. A pastoral haven no more than 10 minutes from the freeway, it's an awe-inspiring opportunity to take a slice of heaven and make it entirely your own. A classic family home boasts panoramic windows, taking full advantage of the ultra-private positioning and ensuring no room is without an idyllic view. Soaring timber ceilings canopy an expansive living area, overseen by central kitchen with granite-look benchtops and timber cabinetry, while French doors step out to alfresco terrace, sloping lines continued for harmony across indoors and out. Two spacious bedrooms are serviced by a family bathroom, while a main bedroom suite is complete with walk-in robe and private ensuite, connecting to rear veranda so you can wake up and wind down with the outlook. An extensive drive-through workshop with additional driveway from Ridge Road makes it seamless to store equipment. Whether you're housing machinery, trailers and vehicles, or storing boats and caravans, the framework is ready and waiting for you. Only moments from sporting clubs, ovals, walking trails and the beloved local businesses of Mylor and its tight-knit community, with a plethora of beloved Adelaide Hills locales and wineries your new neighbours for downtime spent exploring the region. Numerous educational options nearby, including Mylor Primary and Heathfield High Schools, plus numerous private schooling options, while it's less than half an hour to the Adelaide CBD. More than just a visual feast, the surrounding acreage presents endless scope to carve out your dream. House your choice of livestock in the paddocks and create your own hobby farm, reimagine the site and build your dream homestead, or simply enjoy your own blissful slice of the Adelaide Hills exactly as-is. It's captivating from every perspective. More to love: • Vine-wrapped double carport and additional off-street parking • Extensive rainwater tanks and bore water • Wall unit air conditioning and gas heater to living room • Separate laundry with exterior access and wall-to-wall linen storage • Established gardens spanning fruit trees, vines, natives, and gumtrees • Irrigation system • Security system • Plush carpets

Specifications: CT / 6027/102 Council / Adelaide Hills Zoning / PRuL Built / 1992 Land / 67800m<sup>2</sup> Frontage / 342.59m Council Rates / \$2,624.22pa Emergency Services Levy / \$235.35pa Estimated rental assessment / \$550 - \$600 per week / Written rental assessment can be provided upon request

Nearby Schools / Mylor P.S, Scott Creek P.S, Heathfield P.S, Aldgate P.S, Heathfield H.S, Oakbank School, Mount Barker H.S

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