

# 738D Lobethal Road, Basket Range, SA 5138

— Adelaide Hills

## Sold House

Monday, 14 August 2023

738D Lobethal Road, Basket Range, SA 5138

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 7800 m2**

**Type: House**

## Contact agent

Call agent for scheduled viewing time. Oakbrook is privately perched on a 7800m<sup>2</sup> site known locally as "Donnybrook Hill" in the picturesque area of Basket Range. Its home to a magnificent oak tree planted back in the 1930's to commemorate the coronation of King George VI. The acorns came from the Royal Windsor Estate and were planted in prominent positions throughout the area. The cottage was constructed of local stone over 80 years ago and has only changed owners a handful of times as is often the case in this tightly held pocket of the hills. This quiet haven is bursting with potential. The cottage has 3 bedrooms, a cosy sitting room with stone fireplace, open plan kitchen meals and family space with a Jotul slow combustion heater. There's a sunny nook that's perfect for a home office and an adjacent laundry, bathroom and WC. The current owners have begun renovations to include painting, addition of wardrobes, storage and a new kitchen. There's more to do both inside and out. Concept plans are available to create an extra bedroom wing with an ensuite bathroom. These have not been submitted to council. The front verandah, with its shuttered windows is a pleasant spot to relax and enjoy the serenity, or possibly a glass or 2 with the friendly neighbours! The rustic shed/carport can house 2 cars with ample additional space for extra vehicles. A wine cellar located at the rear of the shed overlooks a small cabernet sauvignon vineyard with over 100 vines. The apple, lemon and plum trees are super productive. The wood lot on the eastern boundary provides plenty of firewood. 80,000L of rainwater services the cottage with a 22,000L tank supporting sections of the garden. A second 80,000L concrete tank is available but currently needs some attention. There is a bore on the property but the current owners have not used this. If you are tired of viewing homes and thinking "I would have done it differently" then here is your chance to "Do it your way". Features include

- 7800m<sup>2</sup> block with private access
- Stone and timber cottage Circa 1940
- 3 bedrooms with Built ins/storage
- Jotul slow combustion heater and open fireplace with stone surround
- Woodlot
- Old stone stable (great for wood storage) with adjacent "studio" space
- Double carport
- Lockable cellar
- 100 cab sav vines
- Abundant fruit trees
- Useable land with attractive outlook
- Friendly community
- 5 minutes' drive to Uraidla
- 20 mins to CBD