

76 Tanahmerah Road, Balhannah, SA 5242

HARRIS

House For Sale

Thursday, 25 April 2024

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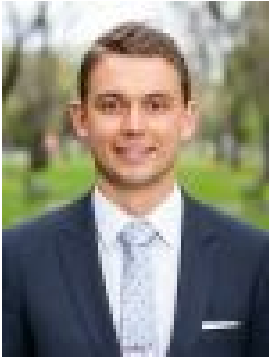
Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 5947 m2

Type: House



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Contact Agent

A C1865 stone cottage extended to perfection on nearly 1.5 acres of storybook bliss amongst the rolling hills of Balhannah - 76 Tanahmerah Road makes it dangerously easy to fall in love fast. The timeless glory of a sandstone exterior masterfully preserved and flawlessly showcased, original footprint now reimagined as formal living room and main bedroom complete with wall-to-wall robes and ensuite, each centred by ornate fireplace. An expansive family room begins a seamless merging of old with new, wood log gas fire keeping winters cosy, while picture windows and French doors unite with full-length veranda the ideal observation deck to watch the autumn tones deepen across the valley. The elegance is continued across a gourmet kitchen, timber benchtops, extensive shaker cabinetry and Richmond deluxe 5-burner gas cooktop and triple oven ready for everything from the simplest cook up to Christmas lunch. Wrapped with gabled pergola - wood oven on hand for pizza-slinging - as well as connection to veranda, it's the ultimate in entertaining epicentre. Tucked securely in their own wing, three double bedrooms all boast panoramic windows, generous scale and composition ensuring no one is ever on top of each other, while a family bathroom and mud room sized laundry complete the floorplan with additional utility. From in-ground pool to powered workshop to veggie garden, the surrounding allotment is a home paradise ready to take you from happy hour overlooking the glittering pool to weekends rolling up your sleeves and getting stuck into passion projects, while verdant established gardens are sure to delight botanists and green thumbs of all commitment levels. All this, just a stone's throw away from the sporting clubs, ovals, walking trails and local businesses of Balhannah, Carey Gully, Piccadilly and Uradila, and no more than 15 minutes from the tollgate. Everything that defines Adelaide Hills living in a truly impressive package. Don't settle for anything less. More to love:

- Ducted reverse cycle air conditioning, plus split systems to kitchen and bedrooms
- Triple carport and abundant parking on gravel drive
- Electric front gate and intercom system
- Secondary driveway with access to 9m x 6.1 m workshop garage with concrete floor & power
- Separate laundry/mudroom
- Equipped Bore approx.. 270 TDS 8100l/per hr
- Underground 25000 gallon Rainwater tank
- Fenced concrete, salt chlorinated, solar heated pool
- 3kw solar system
- Automated watering system
- Envirocycle waste system
- Plantation shutters
- Ziptrack outdoor blinds to deck
- Upscale ensuite with mosaic patten tiling, stone-topped wall-hung vanity, and walk-in shower
- Family bathroom with ultra-wide vanity, spa bath, corner shower and separate WC

Specifications: CT / 5076/889 Council / Adelaide Hills Zoning / PRuL Built / 1865 Land / 1.47A (approx) Frontage / 574.3m Estimated rental assessment: \$1400 - \$1500 p/w (Written rental assessment can be provided upon request) Nearby Schools / Oakbank School, Uraidla P.S, Bridgewater P.S, Mount Barker 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