

837 Montacute Road, Montacute, SA 5134

HARRIS

Sold House

Thursday, 7 March 2024

837 Montacute Road, Montacute, SA 5134

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1522 m2

Type: House



Colby Harris
0484329283

\$1,038,000

For Open Inspections, we recommend parking at the common ground tennis courts 200m on your left down Institute Road. If you're ready to change the way you live, this truly unique character property centring around a converted historic C.1861 local sandstone chapel has the potential to create an unexpected new chapter of memories for your household in Montacute. Award winning landscape architects Graeme Hopkins and Christine Goodwin converted the historic community space to a sustainably minded family home and studio, effectively creating a seamless integration between sustainable urban style and original integrity. Offering three bedrooms, multiple modern outdoor living spaces and an inspired internal living space, settle into a new lifestyle between the plains and the Adelaide Hills. Established landscaping and patios wrap the main house, where the striking stone façade rises from among green urban additions including walls of glass, louvre windows to direct the cool gully breezes through the home, and a living wall and green roof of native plants to assist with natural temperature control. Entering the heart of the home into the main chapel onto timber floors, take in cavernous 6m ceilings that rise over the living space, with a cosy slow combustion fireplace ready to set the mood in the cooler months, and a loft above providing another space to relax or for your home office. Upstairs, the main bedroom includes built-in robes and additional storage, plus an adjacent bathroom, uniquely beautiful with exposed stone walls, a timber vanity, and a walk-in shower with large windows overlooking the gardens. Adjacent, a modern kitchen offers ample stainless steel counter space, a gas cooktop, and an energy efficient Bosch dishwasher, with seamless connectivity to the patio beyond. The next contemporary studio and bedroom are detached from the chapel, providing the possibility of great privacy and also plenty of flexibility. Bifold doors open out to the patio, with high windows and feature ceilings working together to connect the space to the outdoors, while adjacent, the double bedroom includes more lofty ceilings, a split system A/C unit and its own balcony. Settle into an exceptional yet relaxed home life and enjoy unique orchard views over neighbouring lemon and cherry trees over a regular chorus of birdsong. Embrace your natural setting and all that it presents, including a newfound proximity to walking trails through Black Hill, Morialta and Montacute conservation parks. From your gateway to the Adelaide Hills, you can enjoy convenient local shopping at Newton Village, while the vineyards, wineries and villages of Ashton, Basket Range, Uraidla, Piccadilly, Crafers, Aldgate and more are a short drive away. Stirring and bespoke, this everyday escape is yours for the taking on Montacute Road. More features to love:- Slow combustion fireplace- Secure garage/shed with roller door and storage space plus carport and further off-street parking - Ceiling fan and reserve split A/C in second bedroom - 1.5kW solar system including solar hot water- LPG cylinder gas heating with multiple outlet points- An abundance of rainwater (approx. 31,500L of storage) with three tanks plumbed to main house plus bore water used for laundry and gardens (supplied at a small fee)- Terraced veggie gardens, fruit trees, chook shed, and potting shed- Irrigation to front garden plus green roof and wall sprinkler system- Zoned to Morialta Secondary College and close to Thorndon Park Primary, Saint Ignatius College, Rostrevor College and Thorndon Park Kindergarten- Just 12km to the Adelaide CBD Specifications: CT / 5652/487 Council / Adelaide Hills Zoning / HF Built / 1861 Land / 1522m² (approx) Council Rates / \$2,107.82pa Emergency Services Levy / \$179.63pa Estimated rental assessment / \$540 - \$600 per week / Written rental assessment can be provided upon request Nearby Schools / Thorndon Park P.S, Athelstone School, Paradise P.S, Norton Summit P.S, Morialta Secondary College 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