

83B Proctor Road, Hope Forest, SA 5172



Sold House

Friday, 3 November 2023

83B Proctor Road, Hope Forest, SA 5172

Bedrooms: 5

Bathrooms: 2

Parkings: 5

Area: 8 m2

Type: House



Matt Kenny
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Ashleigh Kenny
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\$1,425,000

Hope & Glory The Residence Offering privacy and seclusion in glorious Hope Forest, the large residence, meticulously constructed by the current owner, offers up to five bedrooms, two bathrooms and multiple living areas. The fabulous exterior, with stone-look face brick, cedar joinery and classic shingle-tiled roof, is wrapped with long, wide verandahs and concrete paths underfoot - a timeless Australian homestead. Enter the home, where you are greeted with lofty raked ceilings, cedar joinery, and gleaming tiled floors that set an expectation of something special. The large kitchen, meeting the needs of contemporary living, is ideally positioned at the heart of the home and overlooks the spacious dining and living areas. It features plenty of work surfaces, solid timber cabinet doors, a large pantry, a five-burner gas cooktop, a plumbed refrigerator alcove and an Asko dishwasher. Designed for those who love to entertain, the superb central north-facing Alfresco with cafe blind and overhead fans is a great place to spend time. Directly across, the Pavillion, perfect for BBQs and extended year-round entertaining, make this home unbeatable for the largest of gatherings with friends and family. On the southern side of the home, the 'eyelash' verandah is a traditional verandah style used in Adelaide's 19th-century homes. It sweeps around, connecting the two large living area bay windows, finishing at the main bedroom. You'll spend countless hours relaxing and enjoying the views beyond. Luxury living flows throughout with every consideration for quality, comfort and convenience, where the private bedroom wing accommodates the opulent main bedroom and ensuite bathroom, complete with double vanity and spa bath. At the opposite end of the home, there are three more freshly carpeted bedrooms, a three-way family bathroom and a study or fifth bedroom. At the end of the hall, there's convenient direct access to the oversized triple garage 'under the main roof' with automatic roller doors.

The Grounds Enter the property via the newly-created long driveway and beyond to the homestead, where you are greeted with established exotic shade trees, mature plantings of hedges, iris and roses. A blend of flat and gently undulating land made incredibly picturesque with no less than two large dams, a separately fenced house block and approx. one acre of dry-grown Cabernet Sauvignon and some Sauvignon Blanc under vine. There are outbuildings including a potting shed, gazebo, a double garage with attached studio/accommodation with kitchenette and providing up to two bedrooms, two bathrooms and split-system reverse-cycle air-conditioner. Water availability is virtually unrivalled. In addition to the dams, a 130m deep groundwater 8" bore with a new controller and submersible pump set at 100m provides an estimated 10,000 litres per hour of virtually spring-quality water (130ppm approx.) The bore water is pumped to a storage tank and fed to the residence.

The Surrounds This stunning country-style property of some 21.5 acres is a close drive to everything you need: 7 minutes to Willunga 10 minutes to Mount Compass 15 minutes to Aldinga Beach 30 minutes to Victor Harbor 50 minutes to Adelaide CBD

What makes this property special?

- Architecturally designed, flexible living areas
- Cedar Joinery, fresh paint and new carpeting
- Superb undercover entertaining areas
- Sweeping lawns, large shade trees and vistas
- Small vineyard and lovely views
- Two large dams, groundwater bore
- Solar PV system
- Over-sized triple garaging with auto doors
- Combustion wood heater
- Generous living and accommodation

Specifications: CT | 5601/27 Built | 1999 Land Size | 87,050 sqm approx. (8.705ha / 21.51 acres approx.) Zoning | Productive Rural Landscape Council Area | Alexandrina Council Rates | \$2,143.65 p/a approx. Emergency Services Levy | \$85.90 p/a approx. SA Water Supply | Not Applicable SA Water Sewer | Not Applicable

You must not rely on information in this publication. Always seek independent advice.

VENDORS STATEMENT - Please Note: The Vendor's Statement will be available for inspection at the agent's office three business days before the auction and at the auction site at least 30 minutes before the auction.