

**85 Coxs Hill Road, Onkaparinga Hills, SA 5163**



**House For Sale**

Monday, 15 April 2024

85 Coxs Hill Road, Onkaparinga Hills, SA 5163

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 6**

**Area: 4 m2**

**Type: House**



Denzil Cheesley  
0422300718

**\$1.35m-\$1.39m**

Nestled on almost 11 acres amidst breathtaking natural beauty, this remarkable property offers a rare opportunity to embrace a lifestyle of tranquility, endless enjoyment, and magnificent rural & ocean views. While you'll feel worlds away from the hustle and bustle, this property is just a little over 30 minutes from Adelaide's CBD, and less than five minutes from Woodcroft Town Shopping Centre, Woodcroft College and all other local facilities, ensuring that you will have all the amenities you need just minutes from your door. The wonderful architecturally designed, double-brick home will impress the most discerning of buyers, with an exceptional standard of presentation throughout. Its soft & soothing colour schemes perfectly complemented by large open spaces, lofty ceilings and an abundance of natural light - all cleverly designed to take in the very best of the beautiful gardens and the wonderful vistas beyond. Comprising three perfectly appointed bedrooms, including a very elegant master suite with wonderful views, large walk-through robes and grand ensuite bathroom, complete with dual vanities and bidet. At the hub of the home, the grand main living space will be an area that the whole family will love, with an elegant mantle and cosy combustion fireplace, framed at either side by lovely large windows taking in the garden and the views. The delectable kitchen offers an abundance of storage and bench-space, plus integrated dishwasher, wall oven and ceramic cooktop. With its grand window taking in the expansive views, and with adjoining second living and dining areas, the cook in the family will be head over heels! In addition to the combustion fireplace, ducted reverse cycle air conditioning will provide complete climate control in all seasons, whilst the powerful 5kw solar electricity system will ensure that your household is an economical one. Automatic roller shutters and security screens are also among many valuable features of the home. Externally, the immediate gardens are a haven of beautiful native flora, which abut wonderful all-weather decked entertaining - the perfect space to enjoy with friends and family whilst looking out across the gully and to the ocean. From here, take a few steps down to the studio, a wonderful separate building which provides the perfect guest quarters, teen retreat, or art space. Away from the home, with nothing but amazing views to enjoy, this is a part of the property you will love. There are many wonderful facets to the land, and possibly many more to be created. This property represents more than just a place to live; it's an opportunity to live a life connected to the land, and to make memories that will last a lifetime. The acreage opens up a world of lifestyle opportunities. Imagine horseback riding through your own private trails, or starting a sustainable farm, or making a side-income from the numerous olive trees, or simply enjoying the local kangaroos and koalas. The land is your canvas. In an area renowned for its natural beauty, you will also love the magnificent Onkaparinga River National Park nearby with its numerous beautiful hiking trails - a true haven for outdoor enthusiasts. The property is also situated barely ten minutes drive from the delightful country village of Clarendon. Whilst on those warm summer days, you can be on Port Noarlunga beach in under 15 minutes. For the lifestyle you have been dreaming of, look no further. Some of this wonderful property's features:

- 100,000 litres of rainwater storage
- Mains power
- 5kw solar system
- Automatic double carport, plus powered garage
- Stables
- Mixed orchard with apple trees, pear trees, plum, lemon, grapefruit, pomegranate and a large mulberry bush.
- In co-operation with the neighbouring property, the vendors have planted approximately 50 Gum trees between the properties to encourage a Koala corridor.
- Annual olive harvests are processed at McLaren Vale, creating an excellent side income from the property.

For more information on this life-changing property, contact Denzil Cheesley today on 0422 300 718 / [denzil.cheesley@raywhite.com](mailto:denzil.cheesley@raywhite.com) Disclaimer: Every care has been taken to verify the correctness of all details used in this advertisement. However, no warranty or representation is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for errors or omissions. RLA: 327058