

**87 Redden Drive, Cudlee Creek, SA 5232**

**HARRIS**

**Sold Acreage**

Friday, 22 September 2023

87 Redden Drive, Cudlee Creek, SA 5232

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 8**

**Area: 4 m2**

**Type: Acreage**



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## Contact agent

Not another soul in sight, just a sweeping western view across the valley from a C1900 farmhouse recast to combine its rich backstory with a modern extension to savour; 'Plane Tree Farm' is a lifestyle property worth the wait and in the best shape of its life on some 10 acres of unapologetic beauty. A home of this age and scale only enhances the inkling that it was the original homestead of the region or, at the very least, commissioned by someone of prominence - the sense of mystery only adds to its allure. As does its picture-perfect first impression the moment you set eyes on its timeless return verandah facade, dressed in white to pop against its lush, bore-fed surrounds that seemingly only end where the horizon does. A 10KW solar system, that bore and veggie patches makes this as close to "off grid" as it can get without compromising an ounce of comfort and luxury in a home that creates a smooth, sympathetic transition from the original farmhouse to that addition. The star: a stone-topped country-style kitchen with prime position at the head of a family room with the same polished concrete floors that feature in the lavish ensuite master wing. Fenced paddocks, a chicken run, two large powered sheds, an entertainer's patio, shade from an ancient tree and a verandah that implores you to pull up a pew and watch the sun set over Paracombe ensures you'll love every corner of Plane Tree Farm. You're home. More to love: - A grand homestead in a magical 10-acre setting, just 40 minutes from the CBD - Wonderfully restored and preserved original home with polished timber floors and high ceilings - Flexible floorplan - Kitchen includes expansive island/breakfast bar, 900mm freestanding oven and walk-in pantry - Walk-in robe and travertine tiled ensuite to master wing - Powerful 10KW solar system and hardly a power bill to speak of - Ducted evaporative cooling and cosy combustion heating - Double glazing and heavy duty screen doors - Storage galore - Three and two-bay sheds, both with power - Three designated paddocks - Circular driveway - Rain and bore water with pump - Veggie garden and grape vines - A short drive from a range of wineries and cellar doors - And much more. Specifications: CT /5679/89 Council /Adelaide Hills Zoning / PRuL Built /1900 Land / 9.98A Council Rates / \$3,322.24pa Emergency Services Levy / \$414.30pa Estimated rental assessment: \$800 - \$900 p/w (Written rental assessment can be provided upon request) Nearby Schools /Paracombe Primary and Preschool, Kersbrook P.S, Gumeracha P.S, Lobethal P.S, Lenswood P.S, Birdwood 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