

**9 Kemp Road, Aldgate, SA 5154**

**HARRIS**

**Sold House**

Thursday, 25 April 2024

9 Kemp Road, Aldgate, SA 5154

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 2832 m2**

**Type: House**



Arabella Hooper  
0883394222



Taryn Varcoe  
0405591561

## Contact agent

If you've been looking for an immersive Hills home base that doesn't compromise on convenience, this positively charming solid brick and sandstone fairytale-like cottage offers the best of both worlds. Set privately at the end of Kemp Road, every day will feel like returning to another world as you travel between the emotive backdrop of towering trees along the private winding road, home to just a handful of neighbours in this quiet community. Once upon a time a part of Kemp's Nursery, your 2832m<sup>2</sup> of positively picturesque established gardens comes alive with 40+ camellia bushes, hydrangeas, buddleias, wisteria, magnolias, jasmine and more flowering beauties, well and truly living up to the cottage's name. Arriving at the property, a stunning original est. C.1880s sandstone chimney rises from the garden below a towering pine, the last relic of the original cottage, and an inspired Alfresco space to entertain with an outdoor fire. Rousing the imagination, a facade of locally sourced sandstone defines the more recently build solid 1950's cottage, wrapped in random crazy pave pathways and adorned with wisteria, with a beautiful stone chimney rising from its centre. Entering the open plan living onto high quality floating floors and take in fabulous corner windows to the dining and lounge that maximise your connection to the surrounding gardens. A contemporary kitchen begins with marble benchtops, plentiful modern cabinetry, a Westinghouse oven and gas cooktop, and a new Bosch dishwasher, and ends with the charming retention of the original character stove. Recently fully refurbished in 2023 (including a new flue), the Nectre slow combustion wood fire makes for incredibly effective heating and a wonderful focal point, with a heat transfer in the ceiling allowing you to draw its warmth into the bedrooms at your leisure. Down the hall, two bedrooms include wool carpet, plantation shutters and built-in robes, with another gorgeous corner window to the main, and a recently refurbished study/third bedroom flexible to your needs. Both boasting the comfort of underfloor heating, the large modern laundry offers plenty of storage and external access, while the luxurious main bathroom comes together between a large walk-in shower with chic herringbone tiling, a wall-hung timber look vanity, feature cladding, and a superb freestanding bathtub. Across the lawn, a studio presents as an ideal guest quarters, space for hobbies, or Airbnb opportunity. Enhanced by a row of west-facing windows for a glorious garden outlook, a wood fire and a stylish ensuite, thick weave carpet, raked ceilings and pendant lighting, it's ready to roll. When it comes to outdoor living, the lawns enjoy wonderful sunshine from midday onwards, while the westerly gravel area is perfect for sunny entertaining as the afternoon rolls into evening. From your home on Kemp Road you're moments to the heart of Aldgate village. Enjoy a scenic stroll to local hotspot Freds for morning coffee, walk the dog to local ovals, and embrace your proximity to iconic Adelaide Hills pubs, including Stirling Hotel, Crafers Hotel, and Aldgate Pump Hotel. Spend time off exploring local wineries and walking trails, and relish returning home to the luxurious comfort and enduring charm of Camellia Cottage, the complete package for your new lifestyle in the heart of Aldgate. Features to love:- Reverse cycle ducted A/C throughout and recently serviced Nectre slow combustion wood fire- Modern studio with ensuite- Powered shed/garage and garden shed- Irrigated lawns and rainwater tank in place- A short walk to bus stops along Mount Barker Road- Zoned to Stirling East Primary and Heathfield High, close to St Catherine's and Aldgate Primary and within the catchment area for Aldgate Kindergarten Inc- Just 9km to the Glen Osmond Tollgate and 13.5km to the Adelaide CBD Specifications: CT / 5138/845 Council / Adelaide Hills Zoning / PRuL Built / 1950 Land / 2832m<sup>2</sup> (approx) Council Rates / \$2,620.27pa Estimated rental assessment: \$730 - \$800 p/w (Written rental assessment can be provided upon request) Nearby Schools / Stirling East P.S, Heathfield P.S, Aldgate P.S, Bridgewater 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