

# 91 Mount Barker Rd, Hahndorf, SA 5245

## Sold House

Saturday, 25 November 2023

91 Mount Barker Rd, Hahndorf, SA 5245

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1024 m2**

**Type: House**



Nina Bidgood

**\$1,325,000**

Gracefully standing at the entrance of Hahndorf's Main Street, this solid building - marvellous to look at - has seen a rich history; where its' walls hold many stories, and, over the years, has seamlessly adapted to new purposes. The building as we see it today was built c1890, after a fire in the cellar required a new build, yet the original cellar - huge in size, still remains and the charred beams evident to show its tale. This new build had intent to be grand. And that it is. Solid brick walls define the many rooms with 3.5m ceilings in the front portion, where the entrance hallway features ornate cornicing and a beautiful arch in its' centre. There are 3 open fireplaces found in the Living, Dining and Master Bedrooms, for which can be enjoyed for use, or ornamental, as there is reverse cycled air conditioning throughout the property for heating and cooling. An attic spans the entire length of the house and is begging to be converted to further living space (stcc). This home would make a fabulous residence, embracing 'on main street' living, or, could absolutely host both a business and residence under main roof. An exciting proposal... Yet this is only the beginning! On 1,024sqms of land with no easements, ample off-street parking, there is much more to see. A whopping 15m x 7.5m approx. shed offers a lot more than expected. Fully lined and insulated, the thermal and acoustic qualities are exceptional making this a comfortable, all year workspace or second residence (stcc). Previously used as a commercial kitchen, with a registered and approved trade waste system, it is being sold with the inclusions of; 2m x 2m Skope walk-in Fridge/Freezer cold room in good running order, Fisher & Paykel dishwasher drawers, 2x 600mm Fisher & Paykel electric ovens, commercial stainless steel benches, sinks and kitchen cabinetry including gas hob and extraction fans. Hot water is offered to sinks via 'insta-boil' gas hot water system, there's 3 phase power and a reverse cycle air conditioner. All on a concrete floor in excellent condition, plus a mezzanine with pull-down stairs, this space is only limited to your imagination. The grand oak tree takes pride of presence in the front yard, there are hints from the past where the original jam boiler oven still hides in an outbuilding, beautiful stone walls and paths meander through gardens; will this become Hahndorf's next best place to visit, in this undeniably iconic location? Additionally, with the benefit of it not being heritage listed, there is much scope to create a home, a shop, a work from home business, or all of the above.... This opportunity to acquire a freehold title 'on' the Main Street of Hahndorf is nothing short of sensational. Inspection a must to fully appreciate this stunning piece of Hahndorf's history. Independent advice is advised, however if bought with intention of commercial pursuits, stamp duty is exempt. RLA316900 Property Code: 79