

96 Edwards Road, Willunga, SA 5172



Acreage For Sale

Wednesday, 12 June 2024

96 Edwards Road, Willunga, SA 5172

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 4 m2

Type: Acreage



David Hams
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- Under Contract -

Located on a quiet rural road and boasting spectacular views from the back of the property this stunning 12 acre (approx) allotment offers dual living and is a must for anyone looking to secure acreage in this highly sought after location. The property itself sits on the high side of Edwards Road. From the rear section on the property, up above the trees captures 180 degree views from Sellicks to McLaren Flat looking out over the famous McLaren Vale Wine Region to the mid-coast in the distance. The home was originally built in the late 1950's and was extended in the late 1990's. The front return verandah provides access into the entry lounge/sitting room area that provides access to 4 good sized bedrooms. Bedroom 1 has access to the decking area which surrounds the front of the home and a great place to simply relax, unwind and enjoy the ambience. Bedroom 2 has a split system air conditioner with Bedrooms 3 and 4 large enough for queen size beds and furniture. The central timber kitchen has a dishwasher, Gas Cooktop, plenty of cupboard and bench space and a stainless steel sink. As you flow through to a casual meals area you'll love the large rear living space that boasts lofty raked timber ceiling with windows filling the room with natural light. There is another split system air conditioning unit that keeps the property temperate all year round. The bathroom/laundry area is attached to this area and contains a separate toilet. The lounge also provides access to 2 patio areas, one being used as a greenhouse and the other as a wonderful sitting area to soak up the nature vibes of this magic location. Moving through the natural garden you come across a wooden swing set and cross a small winter stream before heading into the 2nd dwelling/workshop that was also built in the 90's. An entry foyer provides access to this dwelling. To the left is a large bedroom or office with a split system a/c. Straight ahead a separate bathroom with shower and vanity and to the right a large work from home space or a lounge/kitchenette area with sink installed and gas connection ready to tap into. There is also another split system Unit and a separate toilet. This part of the home offers huge potential, ideal for extended family, work from home option or some potential additional income opportunities. Attached to this small home is a huge 12.42m x 5.14m powered shed/workshop area complete with concrete floor and double doors access. These 2 living quarters offer extensive options to live with extended family, a teenage retreat or plenty of space to live while building your dream home further up the hill (STCC) to capture the stunning views and embrace what is one of the best spots in the region. A 5.5kw/h solar panel system on the roof for energy efficiency and 8 R/W Tanks on the property provide year round water use. A 6.76m x 5.49m powered shed with double doors close to the main home along with a 7.82m x 5.49m Chook house and a wood shed allow for plenty of storage areas away from the main homes. Genuine rural living yet conveniently located on the outskirts from the Willunga and McLaren Vale townships which boast so many great activities and amenities. The famous Willunga Farmers Market Saturday morning, cafes, hotels, cellar doors, the Willunga Golf Course, great schooling options and so much more... One not to be missed! For any additional details or assistance, please call David Hams on 0402204841 or Mitch Portlock on 0431418516 anytime. All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate and details intended to be relied upon should be independently verified. (RLA 222182)