

**97 Dashwood Gully Road, Kangarilla, SA 5157**

**HARRIS**

**Acreage For Sale**

Tuesday, 14 November 2023

97 Dashwood Gully Road, Kangarilla, SA 5157

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Area: 11 m2**

**Type: Acreage**



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## Contact Agent

Best offers by 12pm Wednesday 29th November (USP). With every step away from Dashwood Gully Road, this 30-acre property captivates in ways that most can't, saving its perfect moment for when you reach the stone-fronted home and turn around to see Kuitpo Forest's sea of green rise to the heavens. The new backdrop to your daily life. That short journey to the house first reveals an old dairy — signposting the property's deep history and giving you a fun project should you wish to finish the job and make it fully fledged accommodation. Etched into a wind-breaking gully, the land gently rises past a thriving orchard, veggie patches, shedding, paddocks for your alpacas and a pen for your miniature goats. The animals, those lush pastures and the sense that not another soul lives within cooee ensure those daily city stresses are long gone by the time you reach your impeccably presented, solar-powered 4-bedroom home with a licence to entertain, inside and out. A simple — but very effective — floorplan places boundless open-plan living and formal dining to one side, far away from the ensuite master bedroom at the other. A set of French doors are never far away, letting a cooling gully breeze in and imploring you to step out and enjoy the landscaped gardens and green lawns that greet the home's immediate perimeter. The modern kitchen — featuring stone benchtops, expansive island/breakfast bar and Miele appliances — sits on gorgeous oak hardwood floors and will step up when Christmas lunches include the extended family. With two large outdoor, covered entertaining zones — one with a bar — chances are you'll host Christmas every year, set to one very special backdrop. More to love: -?Just moments from the Heyson Trail, Kuitpo Forest, a range of wineries/cellar doors and historical Clarendon -?Your chance to own and roam free on some 30 bore-fed acres of sprawling land with designated paddocks -?Beautifully presented family home with up to four bedrooms -?High ceilings, solid timber floors and bundles of natural light -?Powerful solar system for reduced energy bills -?Ducted reverse cycle heating and cooling, plus combustion fireplace -?Stone facade created by local stonemason -?Old dairy features bedroom, living zone and provisions for a bathroom -?Orchard with an array of stone fruits, citrus and nut trees -?Large storage shed and adjacent concrete pad to add another shed -?Loads of storage throughout -?Fourth bedroom could be a home office -?Dishwasher and induction cooktop -?Less than 40 minutes from the CBD -?And much more Specifications: CT / 5100/769 Council / Onkaparinga Zoning / Rural Residential House Built / 1992 Land / 118000m2 Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Kangarilla P.S, Clarendon P.S, Meadows P.S, McLaren Flat P.S, Happy Valley P.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