

11 Horsell Road, Belair, SA 5052

HARRIS

Acreage For Sale

Sunday, 23 June 2024

11 Horsell Road, Belair, SA 5052

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 11 m2

Type: Acreage



Peter Alexandrou
0412833501



Tom Alexandrou
0432029659

Best Offers By 11am July 9th (USP)

Down an ultra-private drive, this 27-acre (approx.) property emanates a calming lifestyle normally reserved for a faraway rural property - but with the convenience of Belair and Blackwood amenities just a 5-minute drive away. The four-bedroom residence has received a contemporary makeover and embraces the surrounding landscape at every opportunity through thoughtfully placed picture windows - especially the north-facing aspect that brings a sunny glow to both living areas. Both front and rear verandahs grant plenty of outdoor space allowing you to completely unwind with your morning cuppa or host large celebrations, whilst a large parcel of flat lawn will keep kids and pets entertained with games of backyard cricket when they're not exploring the nooks of the property. Blooming landscaped gardens full of colourful lavender and fragrant rosemary create a natural separation between the lower land and elevated dwelling, held in place by far-reaching retaining walls crafted by stone sourced from the original terrain, painstakingly laid by hand over a 10-year period by the current owner - an incredible feat and everlasting memento. You'll find thriving terrace gardens, along with plums, cherries, apples, macadamias, avocados and pistachios (just to name a few) in your very own orchard - the dream of living off the land is a beautiful reality here. Just as fruitful, the established vineyard planted c1997 by Vigneron produces up to 100 cases of GSM per year at a local winery, whilst nine paddocks are readily equipped to welcome a herd of cattle. At the top of the hill, the views over the suburbs and out to the Glenelg coastline are unmatched, and as for the neighbours - they couldn't be more friendly - especially the kangaroos, koalas and kookaburras. Whether it be a tree change with more space to roam or an agricultural business pursuit - you're certain to find just what you're looking for on Horsell Road... Even more to love:

- Three bedrooms with walk-in/built-in robes
- Two renovated bathrooms with underfloor heating
- Dual living zones
- New oven & ducted evaporative cooling system
- Combustion fire & ceiling fans
- Two huge sheds, shed at house capable of garaging up to 6 cars, second large shed for hay/farm equipment
- Small hay/storage shed
- Nine gated paddocks prepped for cattle with crush, troughs & electric fences
- Ten-gigalitre dam
- Chicken coop
- Gravity-fed irrigation to all gardens, fruit trees & vineyard
- Rainwater tanks plumbed to house & garden
- Envirocycle treatment system
- 950m to Belair train station
- 5-minutes to Mitcham & Blackwood Village
- Zoned for Blackwood High, plus proximity to Belair Primary & St. John's Grammar
- Just 20-minutes from the CBD

Specifications: CT / 5572/848 Council / Mitcham Zoning / HFBuilt / 1991 Land / 11.02Ha (approx) Council Rates / \$2744.90pa Emergency Services Levy / \$314.60pa Estimated rental assessment: \$650 - \$700 p/w (Written rental assessment can be provided upon request) Nearby Schools / Belair P.S, Hawthorndene P.S, Clapham P.S, Mitcham P.S, Blackwood P.S, Blackwood H.S, Mitcham Girls H.S, Springbank Secondary College, Urrbrae Agricultural H.S

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