

196 Mclean Road, Birdwood, SA 5234



Acreage For Sale

Sunday, 23 June 2024

196 Mclean Road, Birdwood, SA 5234

Bedrooms: 4

Bathrooms: 1

Parkings: 4

Area: 6 m2

Type: Acreage



Dale Gray

0423777873

\$950k - \$1.045m

Offers Close Tue, 9th Jul - 2pm (usp) Full of charm and packed with potential, Kalarah Springs offers character and tranquility, with a solid foundation for a peaceful rural lifestyle. Sitting proud, with a slight elevation, it encapsulates far reaching rural vistas and is an exceptional opportunity to acquire a lifestyle property with further opportunity to renovate and develop. A modern 2015 extension sees it suited to an immediate move in with the ability to personalize over time. What we love:

- Privately located on a dead-end road, the approach to "home" is an immediate "wind down" as the vistas and sense of seclusion of Birdwood work their charm.
- A combination of old and new, the character of the original Settler's cottage has been retained. Requiring upgrade and currently disposed as a single bedroom and lounge room, this section of the home underpins its provenance and position within the local area.
- A sizeable dining area overlooks the extensive 5m x 8m covered outdoor entertaining area.
- Centrally located, the modernized kitchen with stone benchtops and stainless-steel appliances was updated c2015 with the modern extension.
- Adjacent the kitchen is a generous study, a space currently adapted to the running of the home.
- Originally the meat safe and food store for the Cottage, the large pantry/larder has been incorporated into the home and conjures the slow life of yesteryear.
- The extension consists of large laundry with external access, oversized bathroom with luxurious spa and twin shower, large separate toilet, two bedrooms and a master suite.
- On vendors advice, a second bathroom remains concealed and in original condition. With previous approvals to convert into an ensuite (unfinished), not only is this a surprise opportunity but an excellent finish to a grand sized Master Suite... the time capsule is on the inside!

What we love on the outside

- Extensive outdoor infrastructure is a nod to the fundamentals of an excellent working property/hobby farm. Updated Creo fencing and interconnected raceways ensure ease of stock management.
- Water supply to paddocks and various stock shelters.
- The small upper spring fed dam feeds into the lower larger dam. Equipped with a pump, this is utilized for stock water and irrigation.
- Envirocycle and 23,000 Gallon rainwater tank plumbed to the house.
- Large, adjoined garage and workshop 6m x 9m and 6m x 5m respectively connected with 20,000L rainwater tank storage.
- Currently home to numerous alpacas, sheep and goats, the owner has accommodated 4 horses in the past.
- Chook enclosure.

Located in a tight knit friendly community, your new daily routine will begin with the sounds of the rural landscape. Be immersed in the country roads and enjoying the ever-changing canvas of the Adelaide Hills. 10 minutes to Birdwood township/primary school, 1 hour to the CBD, 40 minutes to Tea Tree Plaza and Mt Barker and a short trip to the ever-captivating Barossa Valley Wine District. With boxes ticked for every member of the family, this is a hard-to-pass option when it comes to making a discerning decision to break into the rural lifestyle market.

General Information
C/T = 6098/434
Council = Adelaide Hills Rates = \$ 2349.25 pa (approx.)
Year Built = 1845
Zoning = PRul (Productive Rural Landscape)
Land Size = 6.07Ha
Equiv Area = 210 m² (approx.)

The Agent does not make any representation or provide any warranty to the Purchaser as to inclusion of a second bathroom in the Property including in the floor plan for the Property. The Vendor instructs that it has caused for works to the area specified in the floor plan to include provision for a second bathroom consisting of a shower and toilet, vanity and trough wet areas. As the area is sealed, the Agent has not sighted the area and makes no representation as to its inclusion or otherwise or as to any compliance or otherwise with any relevant approvals or consents. The Purchaser is to make their own enquiries as they see fit in respect of this matter including but not limited to, the condition of the Property or its fitness for purpose insofar as the Vendor instructs that it includes a second bathroom, nor shall the Agent be held liable for any lack of provision, defect or damage to the Property. The Purchaser expressly acknowledges that it has not relied upon any representations by the Agent as to the Vendor's instructions as to the inclusion of a second bathroom in the Property. All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice.

Ouwens Casserly - MAKE IT HAPPEN™
RLA 275403