

309A Moss Smith Road, Eden Valley, SA 5235



Acreage For Sale

Tuesday, 25 June 2024

309A Moss Smith Road, Eden Valley, SA 5235

Bedrooms: 5

Bathrooms: 1

Parkings: 6

Area: 43 m2

Type: Acreage



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\$975,000 - \$1,025,000

'Alegria' meaning Joy in Spanish, perfectly sums up the feeling of being here. PROPERTY HIGHLIGHTS INCLUDE:

- 43.89ha (108 acres) Stunning, secluded, valley setting
- Impressive, large, double storey, Western Red Cedar home
- Uniquely beautiful, where character meets quality
- Return verandah and decking with upper-level balcony
- 60' x 20' shedding facility includes workshop
- Additional storage areas
- Approx. 40,000 gallons (160,000 litres) of water capacity
- Bird attracting native gardens around the home
- Fruit trees, vegetable garden and chook enclosure
- 7 paddocks, currently home to alpacas and kangaroos
- Incredible views across the property and countryside beyond
- Totally off grid with modern, self-sufficient power supply

Very few properties offer the combination of size, opportunity, diversity, character, quality and individuality all in one property. Then add in the semi-secluded location, economical off grid, self-sufficiency and all within its own scenic valley of over 100 acres and it is truly something special. The drive in through the property is well formed, traversing over a seasonal winter watercourse and usually with the grazing animals keeping a close eye on your progress. On the approach to the residence, the home seems to grow in stature. Internally, the home is rather beautiful with its huge, open plan living area that combines the lounge & dine with the large kitchen. The red cedar shutters, Nectre combustion heater (with hot water jacket) and the Blackbutt timber flooring provide the cosy feel with quality appointments. With 2 ovens, dishwasher, gas heating, ducted air conditioner and more supplying the comfort to this huge light filled living space. A second living area is by way of the family room with its similar themes and tones. This lower-level section of the home includes a large laundry with plenty of cupboards, a second toilet and the study / 5th bedroom. Up the stairs, three bedrooms have large walk-in robes and the fourth has a built-in wardrobe, however, it's when you step from the main bedroom out onto the Juliet balcony you will really embrace the surrounds. There really isn't any better place to wake to the day, take in the night sky or just oversee your own kingdom. Back inside, the bathroom has a spa, so you can relax in style whether it's inside or outside of this Thermo Panel, Western Cedar home. Behind an access panel in the ceiling of the upstairs hall, there is a pull down staircase providing ease of access into the attic. The shedding complex comprises 6 bays, being a 40' x 20' workshop with concrete floor and a 20' x 20' implement section. A pair of containers provide additional, very useful storage options. Water is stored in the main tank, which is approximately 20,000 gallons, with a further series of tanks providing another 20,000 gallons of capacity. A bore is located on the property with a windmill, however, is currently not in use. The variety of fruit trees and the vegetable garden can be re-invigorated to supply your own produce. The land is fenced into 7 paddocks with 5 having water points. It is very clean land with areas suitable for cropping, grazing and recreational playground activities, with easy access around the property. Power to the property is supplied by a modern solar unit of 8.5kW of panels with a 20kW lithium battery storage. This is in addition to the original, ground mounted solar panels and all of which is supported by a 10kVA sound proofed, diesel generator when required. Inspection is by appointment only.