

# LOT 11 MILE HILL ROAD, Glencoe, SA 5291

Professionals

## Acreage For Sale

Sunday, 23 June 2024

LOT 11 MILE HILL ROAD, Glencoe, SA 5291

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Area: 32 m2

Type: Acreage



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**\$950,000**

this exceptional off-grid property, offering modern living in a serene bushland setting just 30 minutes from Mt Gambier on 80 acres of natural scrubland. Embrace a sustainable and eco-friendly lifestyle surrounded by the beauty of nature. The main dwelling, constructed of Mt Gambier stone, exudes charm and character with double glazed windows throughout, showcasing the beauty of the surrounding landscape. Step inside to discover a spacious and open living that seamlessly combines a modern kitchen with exceptional benchtops and cupboard space, featuring both gas and wood stoves, pantry, and adjoining dining area. The lounge area offers comfort with carpets and slow combustion wood heating, leading out to a view deck where you can enjoy stunning bushland views. A large carpeted study provides the perfect space for work or relaxation. A skylight passage with linen press leads to bedroom one with a walk-in robe, carpeted floors, and bushland views. The elegant bathroom boasts a bath, shower, and vanity all fully tiled, while a separate toilet offers convenience. Bedroom two is also carpeted and offers breathtaking views. There is also a tiled laundry and porch area. A spiral staircase leads downstairs to a large carpeted family room, bathroom with toilet, shower, and vanity all fully tiled, a small bedroom, plus a storeroom with side door access to the outside. A double garage under the main roof provides secure parking with entry to the porch. The second residence is also constructed of Mt Gambier stone and fully fireproof for added safety and peace of mind. Featuring an open living lounge, kitchen, and dining area with tiled floors, gas cooking, slow combustion wood heating, underfloor heating, two bedrooms, separate laundry, tiled bathroom with toilet, shower, and vanity. An attached carport and front veranda complete this cozy retreat. which could be utilised as a bed and breakfast (subject to approval & conditions). Additional features include a shed/workshop approximately 7m x 18m with double doors and cement floor housing a battery bay and workshop bay with lean-to at the front. Extensive fireproofing measures including sprinklers and sprays ensure safety on the property. Enjoy ample rainwater storage with approximately 90,000 litres capacity along with a large orchard garden area fully protected by netting. Sundry wood sheds, chook yards, shedding provide ample space for storage and hobbies. A ventilation system services the main residence while an independent solar power system approximately 3.8kW with battery backup ensures sustainable living off the grid.