

**133 Parri Wilta Road, Ashbourne, SA, 5157**

**HARRIS**

**Acreage Semi-rural For Sale**

Saturday, 10 August 2024

133 Parri Wilta Road, Ashbourne, SA, 5157

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 7**

**Type: Acreage Semi-rural**



Leah Chandler

## A thing of beauty, architecturally forged into some 120 acres of countryside bliss

Best Offers by 12pm Tuesday 3rd September (USP)

Etched into its rolling rural setting like it's always belonged, an inspired collaboration between owner and Angus + Dowie architects spawned a home with an outlook that never grows old and scales well beyond the far-reaches of the 120 (approx.) acres it calls its own.

Scoffing at the ordinary, saluting a distinct 'modernist Australiana' aesthetic; the efficient interplay between prolific glass, brick, iron, steel and timber is something to behold for this thoughtfully designed, C2012-completed, solar-driven home that seemingly suspends itself in the air.

The rugged landscape it so effortlessly observes through a bevy of floor-to-ceiling double glazed glass brings it all back down to earth in the best of ways, drawing you to its central, raked-ceilinged living zone.

The conduit between two accommodation wings - one self-contained for visiting guests or pesky teens - the central living zone inhales natural light through its heavenly-high north-facing windows and forges the best view possible through its southern wall of glass.

Acoustic ceilings, Australian Oak floors and a cosy combustion fireplace soften the look, sound and feel of a space that finds its equilibrium at the Corian-topped and supremely functional open-plan kitchen.

An internal 'bridge' and terrace mark the transition to that guest wing and its studio-style living zone, kitchenette, bathroom and three bedrooms, each framing views of the ancient gums that light up at night.

Your wing - featuring a home office for good measure - carves out a corner window where the structure floats at its highest point above the earth, ensuring the first thing you see every day is the dam and rolling hills of a property that kisses the Finniss River. We call that waking up on 'cloud nine'. This is the one

More to love:

- ☑ A chance to own a sprawling, bore-fed acreage without a neighbour in sight
- ☑ Call home a unique piece of architecture, carefully designed with supreme efficiency and functionality in mind
- ☑ The home is set far away from any road, enhancing its rare sense of refuge
- ☑ Two large sheds, including two-bay powered implement shed with high clearance
- ☑ Double garage with remote Panelift entry
- ☑ Starring kitchen includes integrated fridge/freezer, Miele appliances, walk-in pantry and expansive Corian-topped breakfast bar
- ☑ Flexible floorplan with large entry foyer, multiple living zones, self-contained wing, study and four bedrooms
- ☑ Stock yards, plus crush and loading ramp
- ☑ Walk-in robe and large ensuite
- ☑ Underfloor heating to all wet areas
- ☑ Double glazing throughout
- ☑ 5KW solar system
- ☑ Dam/wetland draws frogs and ducks
- ☑ Electric fenced paddocks ensure you can keep cattle and/or sheep
- ☑ Enjoy picnics at the water's edge of the Finniss River running through the property
- ☑ Extensive rain water storage (two interconnected tanks totalling 2000000L), bore and automatic watering system
- ☑ Just 55 minutes from the CBD, 30 from McLaren Vale and 20 from the Fleurieu Peninsula

Specifications:

CT / 5865/945

Council / Alexandrina

Zoning / RU

Built / 2010

Land / 477000m2 (approx)

Council Rates / \$3,252pa

Emergency Services Levy / \$136.10pa

Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / Eastern Fleurieu Ashbourne Campus, Eastern Fleurieu Strathalbyn R-6 Campus, Meadows P.S, Eastern Fleurieu Strathalbyn 7-12 Campus, Eastern Fleurieu R-12 School, Mount Compass Area School, Goolwa Secondary College

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