

# 48 Old Willunga Hill Rd, Willunga, SA, 5172



## Acreage Semi-rural For Sale

Tuesday, 24 September 2024

48 Old Willunga Hill Rd, Willunga, SA, 5172

**Bedrooms:** 4

**Bathrooms:** 3

**Parkings:** 4

**Type:** Acreage Semi-rural



Mitch Portlock

## **Multiple dwellings on over 18 acres with spectacular views all within walking distance to the Willunga township....**

Sitting proudly overlooking the Willunga township and with breath-taking views that stretch right across the Willunga Basin and all the way to the ocean in the distance is this extremely unique lifestyle acreage property that offers three separate dwellings / accommodation options.

This property really is like no other. To have approximately 18.7 acres located within a short stroll to the main street of the historical Willunga township with a number of amazing cafes, hotels and shops, the Willunga Farmers market and great schooling options on offer too is rare enough.

To then have three separate accommodation options that provide the possibility and potential for extended or multigenerational family living, or an amazing opportunity for some passive income.

### **The Main House:**

The main house was originally built in the 1960's and boasts an extremely appealing contemporary style both inside and out. The front decking area overlooks the garden and separate outdoor entertaining area whilst also capturing an amazing outlook.

The entrance provides access into the front home office/study that could easily be converted to a 4th bedroom is required. There is a spacious front living room that has large picture windows that frame the stunning views whilst at the same time allow for lots of natural light to fill the room. There is a ceiling fan and a wood heater/stove in this area of the home.

The retro style kitchen is functional with a free standing oven with a gas cook top and range hood. There is a dual sink with a filter tap and good cupboard space including a pantry. Adjacent to the kitchen is the dining/meals area that again boasts fabulous views.

There is a separate laundry that has direct access out to the rear patio area. Down the hallway is where you'll find three good sized bedrooms. The main bedroom has built-in robes and all come with ceiling fans. There are separate wet areas located off the hallway, one with a shower, toilet and vanity area, the other with a bath and a 2nd toilet.

Out the back of the main house is a double garage/workshop, multiple rainwater tanks, raised veggie gardens and a number of fruit trees including apples, pear, figs, mulberries, grapes, lemon, plum, apricot, peach, lime, mandarin, avocado, nectarine, white sapote and elderberry.

### **The Cottage - 'Mortar & Stone'**

This historical stone cottage oozes all the character and charm that you'd expect with a Circa 1800's dwelling. There are exposed stone walls, high ceilings in the living area and bedroom and a combination of old Willunga slate and timber floors throughout.

There is a separate kitchenette and meals area, a separate lounge/living room with a slow combustion heater and a good sized bedroom that boasts impressive views of the McLaren Vale vineyards in the distance.

There is also a large and very neat conventional all in one bathroom. The cottage has its own designated parking, an electric hot water system and its own private viewing deck.

This cottage could be ideal for extended family, an ideal guest house or could be continued to be a very popular Airbnb option.

### **The Earthship**

Located in the top/rear section of the property is a recently constructed (2023) fully self contained and self sufficient tourist accommodation Airbnb called EarthBnb. Built into the earth for the benefits of using natural thermal mass with the main wall made of tyres.

This is an extremely impressive construction and when inside feels amazing. North facing to capture the Winter Sun with a greenhouse entrance with grey water planter cells, it has its own separate septic system, an off grid 2KW Solar system with 8KW battery and a 5KW back up generator.

The views from here, overlooking the dam are simply spectacular and this has also been a popular AirBnb.

## Shedding

There is a large undercover implement storage area with converted shipping containers that provide a powered workshop, additional storage and another powered room that has plenty of versatility.

This property really does need to be seen in person to fully appreciate. For further details or to arrange an inspection appointment, please make contact with David Hams on 0402204841 or Mitch Portlock on 0431418516 anytime...

All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate and details intended to be relied upon should be independently verified. (RLA 222182)