

**102 Onkaparinga Valley Road, Woodside, SA 5244**

**Raine&Horne.**

**House For Sale**

Wednesday, 10 July 2024

102 Onkaparinga Valley Road, Woodside, SA 5244

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1456 m2**

**Type: House**



Chris Weston

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**\$995,000 to \$1,100,000**

Original homestead of a large farm, "Woodforde Farm" land grant 1853 next to what was then the Glebe - the land holding belonging to (at the time) the Church of England. Both land holdings adjacent to the original layout of the township of Woodside. The residence is exceptionally well located on the high side of the road, with views, privately positioned behind easily managed hedging. The Villa style home circa 1890's offers all the embellishments of the high-end build, for that era. Such as well-proportioned rooms, long wide central hallway, lofty ceilings, ornate Baltic pine architraving, high ornate skirting boards and well-built four panel colonial doors, as well as the polished Baltic pine floors. The extensive lead lighting to be found on the front doors, as well as the middle door in the hallway - are exquisite in their detail and design, probably the best we have seen. Two of the "masterpieces" have the HL VOSZ markings - a very famous glass manufacturer bearing his name, who was in the mid to late 1800's a successful builder and glazier. A google search of this gentleman will reveal an incredibly decent, highly successful person. All the rooms except one, still have the ornate Victorian fireplaces, however for practical purposes, only the lounge fireplace now operates with a slow combustion fireplace installed, the other fireplaces having been sealed off but can easily be re-opened. The original stylish high reach brick chimneys are still intact. The lounge also offers a large Daiken Inverter reverse cycle split system. The kitchen is well appointed, installed in 2016 with a porcelain double butler sink, Westinghouse dishwasher, Bellini oven, plus bench top gas and electric hot plates. There are also wall mounted cupboards, appliance cupboard and pantry. The family eating area adjoins, once again very spacious and also features a study bench, storage and bin drawer. There are four double bedrooms, three with brand new carpet. The bedroom with polished Baltic floors also offers the original Baltic pine clothes hanging cupboard. The main bedroom - a substantial size of 6 x 4.3m, overlooks the garden and picturesque view across the Onkaparinga Valley - also contains space for a small office area/parents retreat. Further along the hallway, is the very large bathroom area - all relatively new and offering double vanity, large walk-in shower alcove, toilet and a deep old-style claw foot bath, with chandelier above. The adjoining laundry offers separate, 2nd toilet, plus built ins. Stylish plantation shutters adorn many windows in the property including bedrooms, bathroom and laundry. The back entrance to the house, coming off the pergola, at the end of the 22m long hallway welcomes you home to a mudroom, with built in cupboards, polished Baltic pine flooring, coat and bag hooks and area for shoe storage. The rear door opens to a new 5m x 6m hip roof, brick paved structure, thus providing an all weather protected entertainment area. Powered lighting in the center and plugs ready for heating to be installed. Notably there is plenty of room on the eastern wall of the residence to add an ensuite bathroom to the main bedroom and perhaps a pool in the garden area alongside the house. The residence is supplied by a mains pressure 315-litre hot water service, significantly also a 10.8kw solar system with backup 10kw battery. This installation is relatively new, and significant in its overall output, thus having significant power savings. The battery and inverter are installed securely in the new 6m x 9m x 3.7m high double garage, with concrete slab and one wide central motor powered remote roller door. The garden boasts many garden "rooms" and has a children's play area that is very safe and fully fenced, with lockable gates. Ascend the garden stairs and arrive at the top of the property, overlooking the valley and vineyard. This area has a tiered vegetable patch with bluestone edging, passionfruit, lemon, lime, orange, apricot and nectarine trees, plus raspberries. A dedicated brazier area adjoins, with a garden shed and wood storage area too. A resident Koala lives in the tall gums above and currently has a young koala also. The grounds offer a significant number of deciduous trees offering shade in summer, together with a beautiful English Elm in the front lawn and one dominant Blue Spruce (native to the area). The garden and grounds are mostly irrigated. The timeless appeal of this meritorious historic home, today offering the added benefits of relaxed open living, will only enhance your sense of belonging well into the future. Just so conveniently located with a short walk to the shops, local Kindergarten and Woodside Primary School, the city bound bus, as well as bus pickups/drop-offs for some private schools, approximately 35 minutes drive to Adelaide.