

**1369 North East Road, Tea Tree Gully, SA 5091**



**House For Sale**

Monday, 14 October 2024

1369 North East Road, Tea Tree Gully, SA 5091

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 32**

**Type: House**



Sam Doman  
0412572602

## Auction

Sam Doman is thrilled to be part of this unique opportunity at the top of TTG. This isn't just any sale; it's the culmination of a meaningful journey alongside the vendors. Watching them navigate and seek approval to transform the historic cottage into a family business has been rewarding. This property set on 25,000sqm (approx) presents an incredibly rare opportunity, combining historic charm with modern living. At its core is a modern 4 bedroom home with high quality finishes and many impressive features. Add in the addition of an amazing piece of prime land on a separate title, the possibilities for this property are as expansive as the property itself. As mentioned, the heritage cottage has already received council approval for a bakery. With an upgraded power transformer, this quaint piece of history is ready to accommodate your vision to run your business from here (STPC). This cottage adds a layer of heritage and potential to the property, with plenty of room for off street and customer parking. Past the cottage you will encounter the long private driveway with electric gate entry, where you'll immediately appreciate the abundance of parking spaces. With space for 6 cars under cover at the home, plus 4 secure carparks in the separate garage with 2 post hoist and a further 2 under cover in the lean-to. The home's generous layout welcomes you with four spacious bedrooms, each featuring built-in robes, ceiling fans and cosy carpets for ultimate comfort. Timber floorboards flow seamlessly throughout the living areas, bringing warmth and character to the home. The heart of the property is the stunning, light-filled open-plan living room and kitchen. With modern, high quality finishes, the kitchen is equipped with an electric cooktop, sleek cabinetry and ample bench space, making it both stylish and functional. The layout is perfect for entertaining, as the living space flows effortlessly outdoors to a stunning deck that offers multiple sitting areas to take in the panoramic views. Whether you're hosting a dinner party or enjoying a quiet evening, the views of the surrounding landscape. This space provides endless options for relaxation and entertainment, as it overlooks the sparkling pool and beautifully landscaped property. The pool area is perfect for lounging, with an adjacent sitting area. Beneath the deck, additional storage space is available for all your outdoor equipment and seasonal items, keeping the area tidy and functional. Multiple rainwater tanks, solar panels for swimming pool, and bottled gas, making this home sustainable. The large laundry room offers direct outdoor access, adding convenience to daily chores. The reverse-cycle heating and cooling system ensures that the home is comfortable year-round, catering to all seasons with ease. The grounds are a delight for those who appreciate nature. The property boasts an array of fruit trees, including fig, pear, orange and lemon trees with bore and a spring fed dam. The garden and outdoor spaces provide plenty of opportunities for gardening, outdoor activities or simply enjoying the peaceful, natural surroundings. If all of this is not enough, then you will be impressed by the huge parcel of adjacent land that comes with the property. Set on its own title and just under 2,000sqm (approx), there is the potential to subdivide the land (STPC). This additional land opens up a myriad of possibilities for future development or investment. Whether you're looking to expand the current estate or explore new ventures, the flexibility offered by this extra space is truly exceptional. With its unique blend of historical charm, modern amenities, and vast potential for development, this property in Tea Tree Gully stands as a rare opportunity for those looking to invest in a hills lifestyle of luxury and convenience. Whether you choose to enhance the existing structures, explore commercial opportunities with the cottage, or develop the additional land, the possibilities are endless! The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public -(A) at our office located at 1303 North East Road, Tea Tree Gully for at least three consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. **DISCLAIMER:** We have in preparing this document using our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA 292129