

**244 Lower Hermitage Road, Lower Hermitage, SA,
5131**

HARRIS

House For Sale

Saturday, 12 October 2024

244 Lower Hermitage Road, Lower Hermitage, SA, 5131

Bedrooms: 4

Bathrooms: 1

Parkings: 11

Type: House



Alexandra Green

A true Lower Hermitage gem, destined for a rewarding polish on its postcard-perfect 81 acres...

Best Offers By 12pm Monday 4th November (USP)

Like the sandstone that layers its far-reaching facade, this grand C1939 residence is so deeply etched into the fabric of Lower Hermitage that it might just be its most treasured possession...

And this tightly-gripped family home on some 81 acres of God's country could be yours to savour - both in its current state and the moment you put the paint brush down on its inevitable reboot. It deserves nothing less.

Four generations of the one family have felt the warm embrace of this meticulously built home with an imposing bungalow facade, palatial formal zones, four bedrooms and some of the highest ceilings we've seen. Full stop.

There's no end to what it could be; ready for you to reveal the rest of its jarrah floors, polish its colourful leadlight and revel in the longevity and craftsmanship of its Queensland Maple architraves.

You could even rejig and/or extended the existing footprint of this regal home set alongside two huge sheds - one spanning a whopping 500sqm to send a car collector into a spin.

Surrounded by sprawling lawns and rolling, kangaroo-laden countryside with 11 acres of orchard and the Little Para River running through, we can't think of a better setting for a home that somehow places Adelaide's CBD within a 30-minute drive and some of South Australia's best wineries on its doorstep. A treasure is an understatement.

More to love:

- ?? Owned by the one family since it was built
- ?? A home of rare scale, built to high standards that have ensured its longevity
- ?? Its strong bones, grand spaces and period features make it a prime candidate for a deeply rewarding renovation
- ?? Flexible floorplan with multiple living zones
- ?? Heating provisions
- ?? Large laundry and plenty of storage
- ?? Functioning eat-in kitchen with original vintage stove and walk-in pantry
- ?? 22,000 gallon water storage capacity
- ?? Large workshop and huge 500sqm shed with high clearance
- ?? CCTV and wifi ready to connect
- ?? Multiple fenced paddocks
- ?? Moments from Glen Ewin Estate and a range of cellar doors/wineries
- ?? A short drive from Tea Tree Plaza and Golden Grove shopping precincts

Specifications:

CT / 5932/123

Council / Adelaide Hills

Zoning / PRuL

Built / 1939

Land / 328800m² (approx)

Emergency Services Levy / \$241.85pa

Council Rates / \$2,204.64pa

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

Nearby Schools / Banksia Park School R-6, St Agnes School P-6, Ridgehaven P.S, Fairview Park P.S, Banksia Park International H.S, The Heights School, Golden Grove H.S, Modbury H.S, Valley View Secondary School

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