

3 Appaloosa Dr, Hindmarsh Valley, SA, 5211

House For Sale

Wednesday, 25 September 2024

3 Appaloosa Dr, Hindmarsh Valley, SA, 5211

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House

South Coast Sanctuary: Country Living, Minutes to the Sea.

If you're as keen on clean country air and spacious surrounds all your own as you are being able to dip your toes in the waters along SA's famed South Coast in mere moments, then 3 Appaloosa Drive is the home for you. Privately nestled behind farm gates and leafy hedges on a 5090sqm acreage in the verdant Hindmarsh Valley, this elegant 4-bedroom family residence feels a world away from the every day, yet only 5km to the sandy shores of Chiton Beach with shopping stops on route.

Everyday living areas along with entertaining spaces large and intimate, are abundant throughout the 210sqm of internals on offer here. On top of this, there's a massive covered alfresco area out back with a wood-fired pizza oven beside it, and a front verandah for watching the sun go down. The main gathering hub comprises a large country-style kitchen, kitted with all the stainless mod cons, and a timber floored dining area and family living room complete with a cosy pot belly stove.

Elsewhere, there's a carpeted formal lounge off the entry foyer, a study opposite behind double doors, and a standalone rumpus/games room in the backyard, easily big enough for a pool table, that the kids can takeover while you host guests in more tranquil surrounds or retreat to the spacious master with its bay window garden views and chic ensuite. All the bedrooms are plush carpeted, with BIRs in the other 3 which share the family bathroom next to the laundry.

As stunning as the interior is, it's the grounds that complete this picturesque property. Nostalgically dotted with the odd piece of rustic farm machinery, it's a mix of play friendly lush lawn, productive fruit-bearers, veggie beds in waiting, wind-breaking trees, paved games areas, and a secluded firepit hub. Why you'd want to leave we can't imagine, although the call of the nearby coast is pretty good reason, and an easy fix with a 10-minute drive out the doors of a secure double garage.

THE DEAL

- A rural-feel coastal-fringe 4-bedroom residence with multiple indoor and outdoor living/entertaining areas from which to enjoy its glorious gardens
- Massive, combined kitchen, dining, family living area with floating timber floors, a wood-burning pot belly stove, and bay window garden views
- Dining opens onto a 44sqm (approx.) paved, covered and powered rear alfresco patio with room for a big table + loungers, and a wood-fired brick pizza oven to the side
- Chic shaker-style kitchen cabinets, timber benches, 900mm stainless gas cooker/oven with statement rangehood, side-by-side pantries, dishwasher
- Separate carpeted lounge with electric fireplace and a study across the entry hall
- Freestanding 54sqm rumpus in backyard, easily big enough to house a pool table
- Luxe master with bay windows, WIR, updated ensuite with rain shower and over-counter basin
- 3 more carpeted bedrooms, each with ample clothes storage, another with bay windows
- Family bathroom with a shower and tub, separate floating vanity and WC
- Ducted A/C throughout + a barn door to seal off main living/dining area

- Open-air paved area next to the rear patio, perfect for setting up a basketball or netball hoop
- Loads of cushioned lawn for playtime and a wind-sheltered, paved firepit area
- Verdant gardens dotted with Pencil Pines and fruit trees + raised veggie beds ready to sew
- Secure double garage + a single garage next to rumpus for machinery/rec gear storage
- Renovated laundry with patterned tiled splashback, timber benchtops, built-in joinery
- Classic farmgate street entry into a circular gravel driveway

THE LOCATION

- Blissful acreage allotment of 5090sqm (approx.) on the outskirts of Victor
- Easy access for the leisure lovers to Fleurieu Aquatic Centre (5 minutes), McCracken Golf Club (6), and Chiton Rocks patrolled beach (9)
- ALDI and Coles super close, or head into Victor's vibrant town centre for a wider choice
- Zoned for Victor Harbor Primary (5km) and Victor Harbor High (6.7km)
- A bit over an hour's drive to the southern end of Adelaide CBD, or get lost along the way at your favourite McLaren Winery

SPECIFICATIONS

CT - 5951 | 53

LAND SIZE - 5090 sqm

COUNCIL - Victor Harbor

COUNCIL RATES - \$812 per Quarter

YEAR BUILT - 2009

APPLIANCES / FACILITIES

- Air Conditioning: Daikin - ducted
- Heating: Daikin - ducted, electric fire place, Masport wood fire
- Solar Panels: 3.15 KW
- Rainwater Tank: Approx 100,000L connected to house
- Dishwasher: Bosch
- Pizza Oven

- Gas instant hot water
- Partial irrigation
- Mains water
- Recycled water
- Walking tracks and Local school bus pick up

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice.

Property Code: 239