

**30 Barbara Crescent, Coromandel Valley, SA 5051**

**HARRIS**

**Acreage For Sale**

Thursday, 25 January 2024

30 Barbara Crescent, Coromandel Valley, SA 5051

**Bedrooms: 6**

**Bathrooms: 6**

**Parkings: 10**

**Area: 5 m2**

**Type: Acreage**



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## Contact Agent

Best Offers By 12noon Tuesday 30th April (unless sold prior) For tennis days, pool parties, and milestone events under garden marquees, or maybe moments alone with your thoughts high on the ridge, Hurd's Hill is a significant estate with colonial DNA, delivering unique and undeniable celebration factor. As a distinguished family home or as a lavish guest stay (STCC), the National Trust-listed landmark offers an exquisite blend of past and present, a scenic dash to St. John's Grammar, Scotch and Mercedes Colleges. Built in 1849 for new colonist Thomas Matthews, it was designed to resemble his in-law's home in Somerset, England; today electric gates and camera surveillance keep the breathtaking 5.5ha property – including a barn, worker's cottage, pool and tennis court - private and secure. Extended and renovated over time, the residence retains yesteryear romance with interconnecting sunlit living spaces and ornate terraces. There's a conservatory room for starry skies, a formal dining room for a roaring fire and your best silverware, a parquet-floored music room for a Brahms concerto, and a library for garden views with blue wrens tapping at its French doors. The alfresco, hosting a stainless steel outdoor kitchen with a wok burner, 2-door bar fridge, and plumbed dishwasher, serves as the all-season host for table tennis matches and post-cricket BBQs. Under an adjoining conservatory-style pavilion, the fully tiled and gas-heated pool and spa allow you to bathe all year long. Then, as you relax poolside, you can watch birds land atop "The Lookout." The grounds also provide a welcoming habitat for echidnas, Monarch butterflies, kangaroos, and kookaburras. Cross the 'Monet Pond' bridge, wander through the orchard, fairy garden, or secret picking garden for more unexpected exploration that kids will love. Beyond the barn, cottage, and vehicle shedding, roam alpacas and chooks; keep horses, graze sheep, or pack the ATV with a hamper of champagne and nip up to the ridge for a sweeping vista. Best of all, as 400-year-old trees soar against conifers and poplars, the roses, box hedges, clivias, and agapanthus bring colour, texture, and layers to its English garden formality, enchanting and entertaining from sunrise until sunset. What a privilege. Just 30 minutes to world-class McLaren Vale wineries, 20 minutes to Mt Lofty Summit, the beach, and 15 minutes to the all-new European dining at Rozelle's - within the equally historic Carrick Hill Estate - there's merit in opening your doors to play host, too... Where life cycles and the seasons turn, halt time at Hurd's Hill. Savour the lifestyle & the splendour: Local heritage listed Ballast & locally quarried stone construction Family-owned for over 37 years Historic stone barn & workman's cottage Drive-through 4-car carport + large vehicle shedding New electrics to pool & spa conservatory Upgraded sauna heat stone system North-South tennis court with artificial turf Restored old dairy tank is a downstairs games room/cellar Gourmet kitchen with granite tops & Miele dishwasher Renovated guest bathroom/laundry downstairs | 3 bathrooms upstairs (incl. 2 ensuite) Approx. 14kW of solar 9 water tanks incl. a 105,000L concrete tank Small dam, pump-fed via the big tank & down to house 2HP pump for garden irrigation Large grey tank for drinkable rainwater Fruit trees of satsuma plums, quince, fig, citrus & apples Stone fruit, apple & avocado orchard Roof sprinklers & firehoses Plenty of firewood And much more... Specifications: CT / 5089/95 Council / Onkaparinga Zoning / HF Built / 1849 Land / 13.75A approx Council Rates / \$5,576.88pa Emergency Services Levy / \$416.65pa SA Water / \$446.44pq Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Coromandel Valley P.S, Hawthorndene P.S, Blackwood P.S, Blackwood H.S, Aberfoyle Park H.S, Springbank Secondary College Disclaimer: 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. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409