

829 Inman Valley Rd, Lower Inman Valley, SA 5211

NEWTON
&CO

House For Sale

Friday, 5 July 2024

829 Inman Valley Rd, Lower Inman Valley, SA 5211

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 14 m2

Type: House



Adele Newton
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Expressions of Interest

Cradling unsurpassed countryside magic moments before descending upon SA's iconic and picturesque South Coast, this breathtaking parcel of Australiana sprawling across a 14.91-hectare estate of lush, gum-studded land with horse and livestock-ready paddocks and pastures, dams, and sweeping character-inspired family home is every bit a country oasis dream come true. Solid late-90's construction sees superb footings spread across a delightful 4-bedroom family home, and where beautiful formal and informal entertaining options let you laze in front of crackling combustion fires with scenic vistas, right through to wining and dining friends for delicious dinners in both formal and casual settings. With contemporary charm singing its way throughout this beautifully maintained property, ranging from solid timber floors, timeless slate tiling, Western Red Cedar doors and windows, together with a stone-topped and timber-clad kitchen and spacious outdoor entertaining area that meanders its way to an undercover spa area and neighbouring rumpus/bar retreat – you'll fall instantly in love with the warmth, character and tranquil lifestyle "Kyralee Park" captures, and where claiming such a prized parcel just may be a once in a lifetime opportunity

KEY FEATURES – Magical grounds stretching across a 36-acre (approx.) parcel of pristine pastures, iconic gum trees teeming with birdlife, fencing to 6 horse and livestock paddocks, as well as 2 dams and 220,000 litres of rainwater storage – Charming contemporary family home featuring a light-filled main living with cosy combustion fireplace – Formal dining or sitting, library/study, and open-plan character kitchen and casual dining featuring sweeping stone bench top space, abundant cabinetry and cupboards, skylight, and all stainless Miele appliances – Lovely master bedroom with WIR and private ensuite – 3 or 4 additional bedrooms for great versatile adaptability to suit your living needs – Classic contemporary bathroom featuring separate shower and bath, as well as separate WC and powder area for added convenience – Family-friendly laundry with storage, ducted AC in main living and bedrooms, and powerful split-system in dining/kitchen – Security systems to home and both sheds, single phase power with a bill-busting 9kw 30-panel solar system – Huge outdoor entertaining area, superb undercover outdoor spa with neighbouring rumpus retreat/lapa house with bar servery and combustion fireplace – Separate workshop/studio with adjoining storage room and loft – Large chook run, dog cottage and enclosure, as well as drafting yard – Massive shed with room to store boats, caravans and floats – Flourishing grounds, gently undulating and studded with age old gum trees for a true slice of serenity

LOCATION – Well-positioned along Inman Valley Road for easy accessibility – Only 10-minutes to the vibrant centre of Victor for all your shopping, café, restaurant and weekend entertainment needs – The perfect blend of country surrounds with the South Coast's iconic beaches right at your fingertips – Only 1-hour to cosmopolitan Adelaide with the popular mid-coast and McLaren Vale wine region welcome attractions in between

SPECIAL FEATURES - The chandelier is Egyptian Crystal from the Edwardian House in Coburg, Melbourne - Fruit trees: Apricot, plum, peach, nectarine, apple, pear, quince, walnut, cherry, pomegranate, almond, peacherine - The paved entrance area of the bar is designed with gradient fall and giant pebble border preventing flooding - Both bar and spa pavilion have a gutter guard - Pergola ferneries and vegetable patch are connected to a timer spray / mist system - In 2022 the ceilings electrics were upgraded and a ducted aircon was installed - Fire pit created in 2021 and positioned for view of the valley - In 2024, interior painting was done, bedroom carpets replaced, and the library and formal lounge flooring was upgraded

SPECIFICATIONS CT - 5321 | 485 **LAND SIZE** - 14.63ha **COUNCIL** - Victor Harbor **YEAR BUILT** - 1996 **COUNCIL RATES** - \$2860.50 Approx

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Property Code: 220