

Sold



16 Kramm Ave, Hahndorf



## SUPERIOR RESIDENCE WITH RURAL VIEWS

For Sale: Best offers by 10am Tuesday the 12th of November 2024.

At the close of a no through road, within Hahndorf's inner township, this 2008 built, architecturally designed home makes its' mark with absolute elegance, sophistication and quality, in such a tranquil setting, where ponies and sheep are your neighbours across the road.

For those who are downsizing from the farm, it will be hard to find a better abode. You'll feel right at home here, without the work, just the joy of all that's wonderful about paddock views, animals roaming and the coo of birds. Leave the car in the double garage whilst you set towards Hahndorf for your morning coffee on foot. This is convenient living at its' finest.

Every detail of this property is perfection. From the easy-care paver imprinted concrete driveway and paths, to the established, very low maintenance garden. The double door entrance continues the lovely street appeal into where a grand foyer greets. The soulfully planned floorplan lets you meander seamlessly - absolutely suited to host residence to a busy family, whilst also not too big for a single occupant. This home gives with its'

4 2 2 745 m<sup>2</sup>

Price SOLD for \$1,300,000

Property Type Residential

Property ID 102

Land Area 745 m<sup>2</sup>

### AGENT DETAILS

Nina Bidgood - 0419 201 600

### OFFICE DETAILS

Hahndorf Real Estate

0419 201 600

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all. Where the theatre room could be bedroom 4, or closed off for use just when the grandkids come over.

The kitchen is nothing shy of a showstopper - with a freestanding Falcon oven, walk-in pantry, enormous kitchen island bench and more storage than even the most ambitious of chefs could ever need, it's hard to fault and presents a truly joyous place to prepare your daily meals and entertain around.

The master suite embraces the glorious outlook through cedar windows and is large enough for a king-sized bed or two singles. With ensuite and walk in robe, there isn't much more you could ask for, as a place to retire. Bedrooms 2 and 3 both have built in robes, and are of generous sizes.

Heating and cooling is easy with ducted air-conditioning and there's a freestanding wood fire to create that lovely ambient warmth.

Outside, there's an undercover entertaining area and when required a huge expanding awning is available at the press of a button, that retracts automatically should the weather become inclement.

22,000L of rainwater assists with garden irrigation and as an ingenious idea, there's a large workshop under main roof sited between the home and the oversized garage, ideal for hobbies of any pursuit or additional storage.

It's hard to talk more highly of this property. It must be seen to be truly appreciated. You won't be disappointed!

RLA316900

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