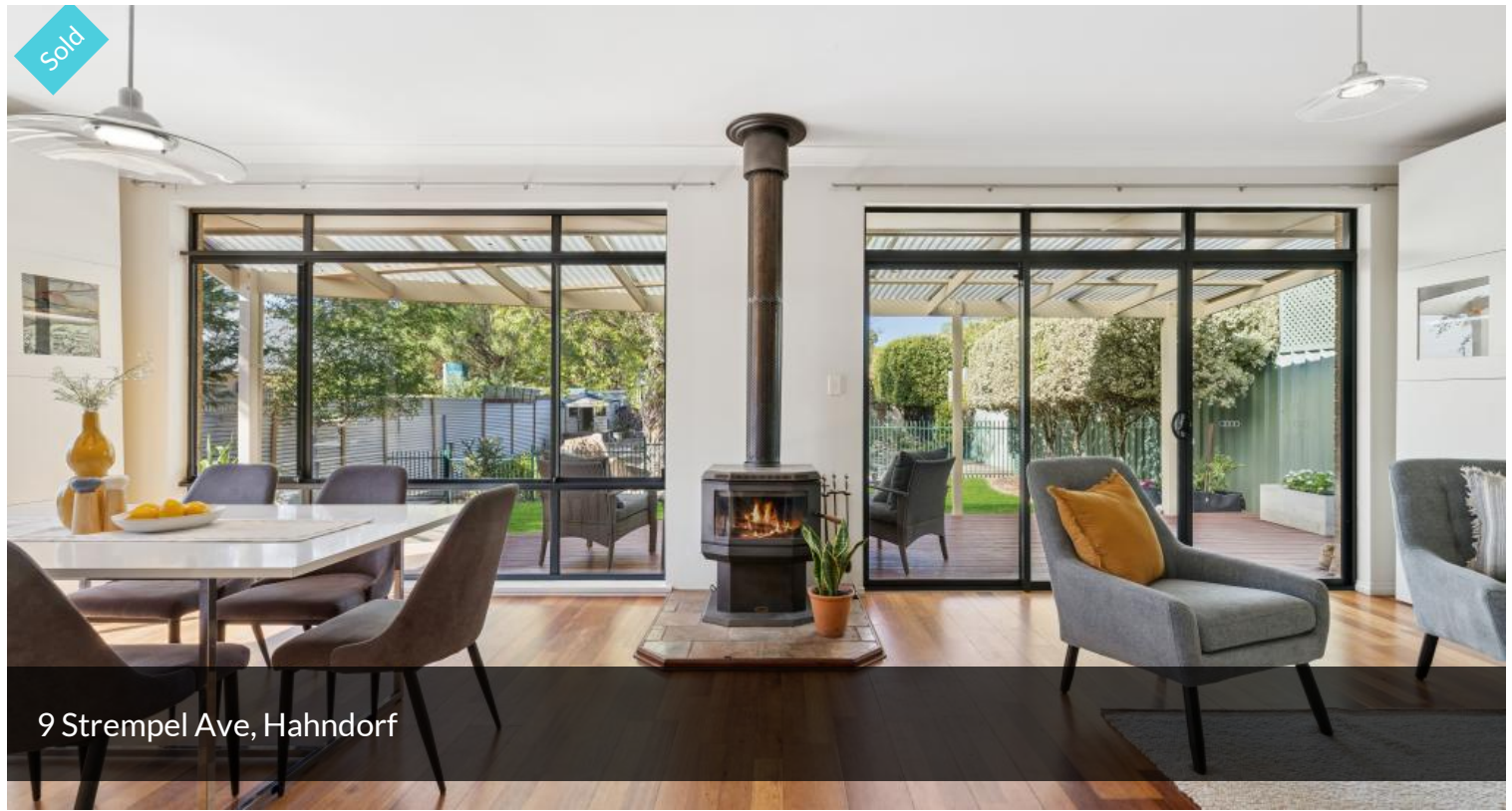


Sold



9 Stempel Ave, Hahndorf



## THERE'S SOMETHING SPECIAL ON STREMPPEL AVENUE...

Welcome to Stempel Avenue - a highly desirable address for its excellent location, being a quiet, no through road, yet in the centre of Hahndorf's Village. Living here means you're able to enjoy an easy walk to local schools and a convenient 500m stroll to Hahndorf's Main Street.

Where this home is positioned, you can consider the location exceptional.

Built in 2000, with 3 bedrooms, 2 bathrooms and 2 living rooms, the home has hardwood floors, 2.7m ceilings and is sited on a generous 897sqms.

Very little yard work is required for the front of the home, with a simple yet effective tiered front lawn, alongside the wide driveway that leads to a double garage, with electric roller door.

Upon entry, the formal living room greets you which is a beautifully light filled room and peacefully positioned away from the everyday activities of the main part of the home.

The master bedroom is large, with walk in robe and ensuite. Bedrooms 2 and 3 both have built in robes and the main bathroom is enormous, complete with spa bath.

 3  2  3  897 m2

Price SOLD for \$1,200,000

Property Type Residential

Property ID 114

Land Area 897 m2

### AGENT DETAILS

Nina Bidgood - 0419 201 600

### OFFICE DETAILS

Hahndorf Real Estate

0419 201 600

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At the rear of the home, the open plan kitchen, dining and living room is where it all comes together. A wonderful space, with huge floor to ceiling windows that capture the entire back yard like an idyllic picture. The Winter creek, the lovely old Willow tree, the tall hedges that border and hide the fences, it's easy to continue to make this space exactly what you want.

Currently, the chooks roam on the other side of the creek, veggies grow in garden beds, kids play on the rope swings from the Willow tree and the lawn closest to the home is a lovely extension for entertaining on deck that spans the entire width of the home.

Two very solid bridges span the creek, a convenient foot bridge and secondly one that is suitable for vehicle access to the impressive steel frame shed. Inside, not only is there plenty of room for a workshop, car project or general storage, there's a Council approved studio conversion that has commenced, with the first fix plumbing, electrical and walls with windows installed. Upon completion, this would make a perfect granny flat, teen retreat or work from home office.

If you're looking for a home in Hahndorf, that can be multigenerational, that's on a generous, yet easy to manage block, with excellent infrastructure, it's highly recommended to attend the open inspections scheduled as homes such as these don't come on the market often.

RLA316900

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