

Sold



86 Balhannah Rd, Hahndorf



A HILLTOP LEGACY WHERE POSSIBILITY AND POTENTIAL CONVERGE

Perched proudly upon a hill, on the immediate boundary of Hahndorf's township, this remarkable 4.7acre property is more than a home, it's a once-in-a-lifetime estate offering. The entrance, via a long and meandering sealed driveway, dividing between two of the three fully fenced paddocks ideal for livestock, takes you to the home site, which offers breathtaking and commanding views in every direction. Here, you realised you've arrived at one of the most enviable hobby farm settings the Adelaide Hills has seen in decades.

Built in 1965, the residence carries the warmth, scale and craftsmanship of its era. Expect soaring 3metre plus ceilings, ornate plaster ceiling roses, and room proportions rarely found today. The dining room is truly grand, anchored by a Nectre fireplace, perfect for long winter evenings with family gathered close. The master suite is vast, offering sweeping views through its oversized window, his and hers walk-in robes, and an enormous ensuite. Bedroom two is also generously sized with an architectural corner window and built-in robes.

 4  2  9  4.72 ac

Price SOLD for \$2,000,000

Property Type Residential

Property ID 133

Land Area 4.72 ac

AGENT DETAILS

Nina Bidgood - 0419 201 600

OFFICE DETAILS

Hahndorf Real Estate

0419 201 600

HAHNDORF
REAL ESTATE

Beside the main living an unusual bonus - how will you use this? The former full sized inground swimming pool, complete with pump and plumbing being still in place, was retired from use some years ago and is now presented without water, yet with engineered bracing to establish a floored cover, creating an extraordinary entertaining space over the pool. This enormous area adjoins two additional bedrooms, a home office, an upgraded bathroom, and a billiard room, all of which ideal for multigenerational living, guest accommodation or a sprawling recreational space.

The property's infrastructure is truly formidable. Shedding of this calibre is rarely found. An enormous 18m x 15.5m shed with 3.5m clearance, high-quality car hoist, 3-phase power, and 3 solar systems (33 panels) delivering such efficiency that the owners have not received a power bill since 2011. Additional smaller sheds provide seemingly endless storage for the boat, machinery, chickens or hobbies - even a lined shipping container is included.

For those seeking self-sufficiency and space, the land is a dream: fully fenced, supported by a reliable bore and ample rainwater storage, making it perfectly suited to livestock, gardens or small-scale farming pursuits.

The old tennis court presents a tantalising opportunity, perhaps the most spectacular building site on the acreage (STCC), with unforgettable vistas. Alternatively, restore it as a recreational haven for family tennis matches, basketball court, or cover the existing fence infrastructure for the ultimate orchard set-up.

While the home would benefit from upgrades in places, the foundations are exceptional. With solid brick construction, vast internal spaces and a layout ready for modern reinterpretation, this is a genuine Grand Design worthy transformation waiting to be realised. Once refined, this property will undoubtedly stand as one of Hahndorf's most prestigious rural-fringe holdings.

This is not just a hilltop home. It's a generational estate. Now is the time to secure your family's future in an unforgettable setting, with the space, infrastructure and potential to shape a lifestyle that will be treasured for decades to come.

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