

Sold



3A Male Cres, Hahndorf



## A ONCE IN A GENERATION HOME IN A TRULY HIDDEN HAHNDORF LOCATION

Second to none in position, Male Crescent is one of Hahndorf's most tightly held and quietly cherished streets. A no through road known mostly to locals, it offers remarkable peace and privacy, yet remains an easy, picturesque walk to Hahndorf's Main Street, schools and daily conveniences. It's the kind of address families wait years for.

Built in 2001 and set on an exceptional 1,647sqm allotment, the home is framed by a Winter creek along the rear boundary. The grounds are nothing short of magical: a glorious backyard, excellent shedding, a generous chook run and space that invites children to roam, gardens to flourish and families to gather.

The home itself has been thoughtfully designed for multigenerational living. Downstairs, the master bedroom is complemented by a large bathroom with mobility in mind, ideal for ageing parents, guests or future proofed family living.

The heart of the home is where we find the warm, light filled open plan

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Price SOLD for \$1,550,000

Property Type Residential

Property ID 143

Land Area 1,647 m<sup>2</sup>

### AGENT DETAILS

Nina Bidgood - 0419 201 600

### OFFICE DETAILS

Hahndorf Real Estate

0419 201 600



kitchen, dining and living zone, where French doors open to the garden for effortless entertaining and everyday enjoyment. The kitchen is a true conversation piece, featuring a mix of stone and timber benchtops - the timber lovingly hand crafted from a 300 year old tree that once grew just down the road. A Smeg freestanding oven and cooktop and Meile dishwasher complete the space, while under stair storage has been cleverly transformed into a temperature controlled wine cellar.

Upstairs, scale and flexibility continue. Bedroom 2 is a genuine second master, spanning the full width of the home and offering a walk-in robe and study nook. Bedrooms 3 and 4 include built in robes and enjoy tranquil views over the rear yard, while Bedroom 5 provides the option as a fifth bedroom or dedicated study, hobby or music room. A large family living room and spacious bathroom complete the upper level.

Comfort and efficiency are outstanding. The Nectre wood fire downstairs provides glorious Winter warmth, with heat carried upstairs via the flue. The home runs on rainwater with the ability to switch instantly to mains, is powered by a highly efficient 5kW solar system currently on a premium 54c/kW rebate that should remain until 2031 and it's worth noting the owners have not received an electricity bill since 2011.

Ducted reverse cycle air conditioning with outlets in every room is powered by three phase power, there are fans in every bedroom and living area and nearly all windows are either double glazed or treated with smart glass, maximising thermal performance throughout.

Recent updates include both bathrooms being serviced and re-grouted, fresh paint, new carpet and the enduring beauty of solid timber sash windows.

Wrapping three sides of the home is a deeply enjoyed balcony, made truly unforgettable by a 20 year old Wisteria vine and also a Glory vine. In season, cascading pods and vivid purple blooms create a breathtaking canopy, offering shade, beauty and a stunning backdrop to daily life. Rarely does a home wear its garden with such grace.

The orchard completes the picture, with four varieties of apple trees and a old variety of nectarine adding charm and seasonal reward.

3a Male Crescent has been a wonderfully enjoyed family home for the last 25years. Built by the current owners, it is undoubtedly a home of heart, intelligence and enduring beauty, set in an unsurpassed location.

Inspection is an absolute must.

RLA316900

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