







BIG ON SPACE WITH ROOM TO GROW

5 2 3 1,550m2

There's something very special about finding this much space within walking distance of Hahndorf's Main Street.

Set on an exciting and highly usable 1,550sqm's of land, this is a genuine family property. A big backyard with beautiful established trees. Five bedrooms plus a study. Huge living areas inside and out. An excellent 9m x 6m shed and enough room outside that the kids can kick a ball around while the adults settle in around the fire pit.

The house itself has gracefully and generously evolved over time. Originally built in 1968 as a solid, double brick home, it was considerably extended in 2012 to the substantial home it now is.

All five bedrooms are large in size and the study could well be a 6th if needed. Adjacent to the study is a large store room that is the ideal wine cellar or, if you needed it, could lend itself to becoming a third bathroom to compliment the two; the main bathroom being new with a convenient glass free walk-through shower.

This really is a floorplan that offers so much flexibility for any family

Price	SOLD
Property Type	Residential
Property ID	162
Land Area	1,550 m2

AGENT DETAILS

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OFFICE DETAILS

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configuration. There is no question about how much house there is on offer here, ready to adapt to needs as they arise. It really is an ideal home for multigenerational families.

To the rear of the home is where you'll find the kitchen, which is set to soak in all the action and is easily big enough to handle a busy household. Caesarstone benchtops provide loads of workspace, there's a stunning 900mm freestanding Smeg cooker and gas hob, the 2nd oven is wall mounted as is the microwave. With a Miele dishwasher, double sink and a fantastic walk-in pantry, whoever buys this home will even be fortunate enough to have the freestanding Miele fridge and Miele freestanding freezer included.

The living and dining area truly feels like a happy place. Large windows frame the garden surrounds from every angle. Afternoon sunrays cast through the foliage of the laden lemon tree to soak the room and timber floors in natural light, and French doors invite you out onto the elevated deck that's sheltered beneath the high-pitched roof. The proportions of this living area let you have a genuinely big dining table, an oversized comfy lounge and still not feel crowded. The wood fire provides warmth to the immediate area and efficiently to the bedrooms too, via a heat shifter.

Outside, this yard of nearly half an acre feels every bit as generous as it sounds. Importantly, it's all usable. The block is near flat, the lawns are broad and open, and the established trees give the garden character without swallowing up all the space. It's easy to imagine this being where everyone ends up when friends come over and the opportunity to really get the green thumb put to use is extraordinary.

And as far as sheds are concerned, this one deserves attention. A whopping 9.1m x 6.1m, this Colorbond beauty has a pitched internal roof, electric roller door and two sliding doors with an opening height of approximately 2.9m. Big vehicles, a workshop, restoration projects, trailers, tools or just an enviable amount of secure storage, there's plenty you could do with this space. A second smaller garden shed has even been lined with coolroom insulation, creating useful, insulated storage and another firewood shed is handy.

The house is incredibly economical for its size due to the 6.6kW solar system with a Tesla battery to keep electricity costs low, with the current owners receiving credits on their electricity account each month. Instant gas hot water adds another practical touch.

Finally, a property that genuinely brings everything together, a large home, a large block, walking distance to all the enjoyable things Hahndorf offers, this is a fabulous generational home.

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