







'CHAPEL GROVE' AN EXQUISITE C1930'S HOMESTEAD

4 2 4 2,541m2

Coming home to 'Chapel Grove' shall be nothing short of pure joy.

A c1930's home that once owned many of the gently rolling acres that surrounds it, it now rests on a manageable 2541sqm parcel, still with the most glorious of outlooks.

Built in brick and stone, she's grand, holds presence and being sited in the tiny township of Chapel Hill, being a country feel, yet only 15mins from Stirling or 10mins to Mount Barker, modern conveniences are certainly not far away.

A home that was bought as a forever home, recent times have seen her be restored, repaired and rejuvenated in all of the areas that needed attention. This truly is a home that is 'walk in', where you could hang the tools up in the shed, there's nothing to do here.

Inside, the white plantation blinds filter light through the spacious rooms. The 100% woollen carpets and brand new paint on every wall complements the original solid timber floor boards. A homage to the 30's, ceiling plaster work, 10ft high, is artistry in itself, with ornate light fittings that pair

Price	SOLD for $1,025,000
Property Type	Residential
Property ID	39
Land Area	2,541 m2

AGENT DETAILS

Nina Bidgood - 0419 201 600

OFFICE DETAILS

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perfectly.

Currently with 3 bedrooms, all with built in robes, plus an additional 4th bedroom, there's also three living rooms, two fireplaces, a fabulously appointed kitchen with marble and timber benchtops, AEG Pyrolytic oven and an entertainers delight gas cooktop with a BBQ plate for those nights when cooking inside is more pleasurable.

Open the French doors and sprawl out on the huge solid timber deck with the most magnificent view, totally private and what a spot to enjoy family and friend gatherings.

This property offers so much. It is a rarity to find, where the love and care is obvious everywhere. A regretful sale, one which will surely please the fortunate new owners to call 'Chapel Grove' home.

Further notable features;

- Stunning polish brass 'Chapel Grove' name plate

- Custom leadlight windows, matching the original plaster ceilings

- R/C system, wood fire and gas fire

- 5kw solar system

- 44,000 litres rainwater storage + access to bore

- Envirocycle with two new pumps

- New water filtration system for rainwater, with a Puratap in the kitchen

- New LED down lights throughout the house

- New roof flashings and Gutter guard installed on house and sheds

- Large shed has been re roofed, re sheeted, with new concrete floor, LED hi-bay light and electric roller door

- Electricity cables are now underground from house to large shed

- Smaller shed has been rewired, re roofed, re sheeted and timber work benches installed

- New sensor lights and security doors

- House roof has had extra insulation installed

- Over cautious damp proofing measures have taken place, sealing and rebricking with 1930's period bricks

- Gum trees have been inspected by an arborist and dead limbs removed

- .....and so, so much more!

Inspection a must to appreciate the quality of this home and it's simply

beautiful location.

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