

Sold



12 Hereford Ave, Hahndorf



## A HOME OFFERING EXTRAORDINARY OPTIONS!

A mere 300metres from the thriving Main Street of Hahndorf, this large family home sits on a huge 1430sqms allotment, embracing 40m of frontage and, from the rear, the outlook of beautiful views over a paddock where the horses graze makes this location spectacular.

Over the years, since it was built in 1976, improvements have seen the addition of a modern kitchen with walk-in pantry, ensuite and a huge outdoor entertaining area under a pitched roof pergola. There's a powerful 10kw ducted reverse cycle air conditioning unit that's more than enough for heating and cooling all year round and the wood fire adds to the ambience during those Winter evenings.

With grand plans in mind, but not quite realised, this property presents an ideal opportunity for those who have some DIY skills to further improve. Taking a closer look at the floor plan, the cavity between the main bathroom and 4th bedroom can be granted to either space - configure as you wish.

With such a bold street presence already, the sky's the limit to lift this gem

4 2 2 1,430 m<sup>2</sup>

Price SOLD for \$875,000

Property Type Residential

Property ID 81

Land Area 1,430 m<sup>2</sup>

### AGENT DETAILS

Nina Bidgood - 0419 201 600

### OFFICE DETAILS

Hahndorf Real Estate

0419 201 600

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to be the prettiest house in the street - all the fundamentals are there!

The oversized garage is currently being used as a fully flexible, multi-purpose space including a second living room and music studio, where there's still room to park a vehicle and have a workshop. For the astute eye, you'll see this is valuable square meterage under main roof that can be cleverly adapted to just the way it works for your family's needs.

Additionally, there's a large storeroom, potentially bedroom 5 or a teen retreat that begs to be used for more than storage.

A fabulous home as is, at an affordable price to enter Hahndorf's competitive market, it has enormous scope to realise a 'Grand design' makeover. Something to consider, with such a wide frontage and no neighbours to the rear, further discussions with Mt Barker Council may indeed discover a subdivision potential. Two lovely townhouses would look very attractive in this location.....

Inspection a must - see you there!

RLA316900

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