

**11 Mile Hill Road, Glencoe, SA, 5291**



**Acreage Semi-rural For Sale**

Thursday, 28 November 2024

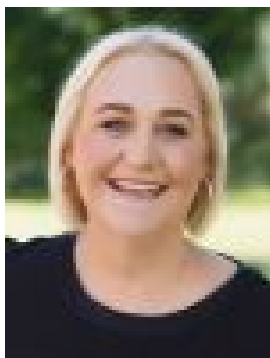
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**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Type: Acreage Semi-rural**



Sarah Barney  
0887264400

## Tranquil & Sustainable Living: Your Eco-Friendly Retreat Awaits

Welcome to Lot 11 Mile Hill Road, Glencoe. A unique property located within serene bushland / native vegetation, offering two self-sustainable dwellings.

The main dwelling, constructed of Mount Gambier stone, exudes charm and character with double glazed windows throughout letting the natural light filter through the property and showcases the beauty of the surrounding landscape.

A spacious, open plan kitchen, living and dining area is comforted with a slow combustion wood fire. The kitchen offers a gas cooktop and oven, plus a wood stove, a double sink and plenty of bench and storage space. Through glass sliding doors, you're led to the undercover deck overlooking the noninterrupted views of bushlands / native vegetation. Imagine enjoying a morning coffee or afternoon vino soaking up the sun. Simply stunning!

Bedroom one is carpeted with a large walk-in robe. Bedrooms two and three are also carpeted. The fully tiled bathroom boasts a bath, shower, vanity unit with storage and a separate toilet. A spiral staircase leads downstairs to a large family room, bathroom, a bedroom and a storage room with access outside. A double garage under the main roof provides secure parking with entry to the porch.

The second, completely separate residence is also constructed of Mount Gambier stone and fully fireproofed for added safety and peace of mind. It features an open plan, kitchen, living and dining area with tiled floors, gas cooking, a slow combustion wood heater and underfloor heating. There are two bedrooms, a separate laundry and bathroom, a carport and a front veranda to enjoy. This space is perfect for an Airbnb retreat, which the current owners have been effortlessly operating, earning a second income of approximately \$14,000 per annum.

Additional features to benefit you are, a ventilation system servicing the main residence while an independent solar power system approximately 3.8kW with battery backup ensures sustainable living off the grid and no utility bills. Power does run past the front gate, which could be connected if desired. A shed / workshop approximately 7m x 18m with double doors and cement flooring houses battery and workshop bays. Extensive fireproofing measures throughout both properties include sprinklers and sprays to ensure safety. Rainwater storage with approximately 90,000 litre capacity along with a large orchard garden, fully protected by netting to keep those pests away. Sundry woodsheds / shedding and chook yards provide space for storage and hobbies.

This property has been constructed with love and created lifelong memories for the current owners. The hard work and planning of this amazing retreat has been completed; all you need to do is move in! If this is the perfect property for you, contact Sarah Barney or Macey Humphries at Elders Real Estate to find out more and book an inspection.

RLA 62833

Additional property features:

Land size: Approximately 79.98 acres.

Main Dwelling Built: Approximately 2010.

Second Dwelling Built: Approximately 2006.

Council Rates: Approximately \$431 per quarter.

Council Zoning: Wattle Range Council.