

218 Torrens Valley Rd, Gumeracha, SA, 5233



Acreage Semi-rural For Sale

Thursday, 24 October 2024

218 Torrens Valley Rd, Gumeracha, SA, 5233

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: Acreage Semi-rural



Jessica Morris

0419685200

Stunning rural vista on small acreage + sheds

Bordered by a stunning rural vista in virtually every direction, this unique property is located on the outskirts of town. Nestled on nearly 2 acres of land, Mother Nature is the closest neighbour to a character abode full of heart & soul. Pretty gardens, a quality garage, plus a separate log cabin/shed complete a tempting package.

The vibe here is warm and welcoming. Timber panelling & exposed brick feature throughout the interior that combines open plan living and the easy flow of modern life. Entertainers will adore the kitchen which is a modern masterpiece. Sleek in white, it is filled with high-quality cabinetry and the latest appliances. Form and function come together to complete a fantastic lounge/dine area that's all about family cohesion and time together. Love and laughter have filled these spaces. Cozy nights by the wood fire and lazy summers beneath the shade of your veranda's are a part of a charmed life that awaits you here.

The master bedroom is located to one end of the home. Enjoy your own attractive ensuite plus a private study. An additional feature is the parents outdoor living space that directly adjoins the suite. Morning cups of tea, soaking up the serenity, watching the birdlife it's all here. Boasting 4 bedrooms overall, there is a sparkling main bathroom and an impressive laundry with superb butlers sink. Even the kids have their own TV/playroom space that's centrally located. Everyone wins with a floor plan designed around family, connection, and ambient flow.

Garaging will impress with attractive timber doors that provide a lovely façade to a practical space. Equipped with 3 phase power and a full concrete floor, it's the ideal workshop/garage facility that comes with a stellar view and a sunny northerly aspect. Visionary buyers will take one look at the cute log cabin located at the property entrance and may envisage a studio conversion. On a more practical level, it's a great storage shed with power already connected. The options are only limited by your imagination.

A small acreage property like this, so close to town, is a rare find. With space for children to run, room to grow your own food, and the freedom to embrace a country lifestyle, this home is an opportunity not to be missed. Don't wait-this slice of rural paradise won't last long!

Top 3 things the owner loves:

- ☑️ A connected home full of heart and soul.
- ☑️ Beautiful views in every direction.
- ☑️ Big garage/workshop & extra storage in the log cabin/shed.

Residence details:

- ☑️ Unique brick & log construction, C1979.
- ☑️ 4 bed, 2 bathrooms, 2 toilets, 2 living.
- ☑️ A surprising amount of storage!
- ☑️ Rear pergola, 7.9m x 4m with travertine paved base.
- ☑️ Parents retreat decked verahdah. Approx 5.2m x 3.5m.
- ☑️ Two slow combustion heaters.
- ☑️ 3 split system air conditioners.
- ☑️ Gas instant hot water service.
- ☑️ Electrolux dishwasher.
- ☑️ NBN internet, fixed wireless.

Property / site details:

- ☑️ Approx 7000sqm of land fenced into 2 paddocks + house yard.
- ☑️ Approx 14m x 7.2m garage, 3 phase power. Concrete floor. 2 auto garage doors.
- ☑️ Separate log cabin approx. 12.6m x 5.5m. Single-phase power.

- ☒ Unequipped bore.
- ☒ x2 poly rainwater tanks for storage.
- ☒ Concrete tank for rainwater plumbed to house.
- ☒ Composting facility, vegie beds, chook house & fruit trees.
- ☒ Impressive stone retaining wall behind the residence.
- ☒ Travertine paving all-around home perimeter.

Legal Information:

- ☒ Adelaide Hills Council. Lot 4 in DP 271.
- ☒ Zoned Productive Rural Landscape.
- ☒ CT Volume 5708/926

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