

1071 Greenhill Road, Summertown, SA, 5141



House For Sale

Thursday, 24 October 2024

1071 Greenhill Road, Summertown, SA, 5141

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Type: House



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A glorious all-rounder with guest house flexibility...

Meticulously kept with universal appeal, this 1930s bungalow shows its true hills worth with dual garden-viewing balconies and the untold value only a self-contained guest house can give...

Retained by one family for life, the upgraded and extended 4-bedroom home is a beautiful all-rounder that offers roller shutter security, solar efficiency, split system comfort and new carpets to complement its 1930s attributes of lofty ceilings, sash windows, and big rooms.

Its subdued scheme breathes light and uniformity throughout, led by a formal lounge with practical flow into the first of two kitchens; a zone hosting a huge louvred pantry, loads of thoughtful storage, eat-in functionality, and feature island pendants.

The wide hallway links two double bedrooms and a quiet 3rd/study against a ready to revive further retro bathroom, yet in a home that seems to get better with age, it's at the split-level junction where the home's multi-generational magic shines through.

For teen separation, parental seclusion or supplementary income, whichever way your lifestyle rolls, the exclusive upstairs guest house rolls with you...

As a self-sufficient 1-bedroom ensemble, it offers an air-conditioned escape complete with open plan living, dining, a well-equipped 2nd kitchen, private bathroom, and treetop balcony views over the backyard.

Atop the split-level stairs, the large party-ready family room erupts in daylight, garden views or a downlight glow against the drinks bar and combustion fire, seeing celebrations unfold inside or out on the all-weather balcony.

And it's hard to know where the backyard ends, and Summertown's serenity kicks in.

Cleverly maximising the contours of the 1150sqm block, its cottage gardens are shrubbed, scented and loved with a grassed play area, gravelled firepit zone, plenty of summer shade, plus discreet external access to an under-croft storage/cellar and laundry.

For the car obsessed, not only will you relate to rear double carport access, but the cool comfortable hours on end you can spend in the secure and insulated 4 car garage.

From Uraidla's eclectic main street to those progressive winery tours from Greenhill Vineyard to Ashton Hills you used to have to plan for, they'll be yours on impulse, and in minutes.

If you're all for Springwood Farm Raspberries and Jams, or easy minutes to Burnside, or a surprisingly quick sprint to Stirling, be quick for this...

What are you waiting for?

Refurbished c1936 freestone fronted bungalow on a sweeping & established 1150sqm allotment

Solar efficiency (14 panels)

Self-contained 1-bedroom guest house (c1997)

Roller window shutter privacy & security to 6 main windows

Split system & slow combustion fire comfort

Spectacular family & meals space with all-weather balcony elevation

4-car garage with secure roller door + 2-car carport

Large under croft laundry & storeroom/cellar

Immaculate & blooming spring gardens with lavender, bulbs & camellia colour

Gravelled firepit zone
Substantial rainwater storage & supply
Aqua Treat septic system
Garden shed
And so much more...

Property Information:

Title Reference: 5220/30

Zoning: Township

Year Built: 1936

*Estimated rental assessment: \$720 - \$750 per week (whole house) | \$400 per week (guest house only) (written rental assessment can be provided upon request)

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