

**33 Cut Hill Road, Kangarilla, SA, 5157**



**House For Sale**

Tuesday, 19 November 2024

33 Cut Hill Road, Kangarilla, SA, 5157

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



David Parkins  
0883916866



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## Must be Sold - Enchanting Beauty and Privacy with Dam

Auction - Under instructions from POA to be sold - Enchanting beauty and privacy with dam.

Nestled in the serene landscape of Kangarilla on a spacious 3.9 acres (approx) is this rare offering, your own slice of heaven.

This unique opportunity to own a remarkable piece of history which is bursting with character and charm built in c1880 is sure to evoke feelings of rustic styles to create a warm, inviting retreat unlike any other. The flexible nature of the property lends to dual living or possible Airbnb setup.

Step inside to find what is like a living museum, where every corner tells a story. The rooms are rich with history, each item carefully chosen and displayed, often showcasing decades of craftsmanship, style, and personal significance. The space feels intimate with a sense of wonder as your eyes take in the hand-painted mural where there's a sense of continuity between generations. Beautiful timber and stonework throughout oozes character and charm.

Wander through your own private and encapsulated valley complimented by a flowing creek and magnificent dam backdrop. Your own secret garden.

The established gardens provide homegrown fruits and vegetables such as blackberries, apples, mulberries, figs and much more. The garden features a series of secret pathways, perfect for a leisurely stroll through the flora. This home is wonderfully nestled with nature in a truly private and peaceful setting offering an abundance of privacy, evoking that feeling of living on endless acres of secluded land.

Other features we love about the property.

- Ample shedding
- Rainwater storage
- Spanning veranda
- Dual structures (flexible floorplan)
- Decking offering views over creek
- Two country-style kitchens
- Hand-painted mural in old concrete tank

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Situated in the desirable Kangarilla region, known for its peaceful rural living, this property provides a true escape, while still being just a short drive to amenity-rich areas such as Aberfoyle Park & Noarlunga regions. The town itself offers the Kangarilla Primary School and Kangarilla Sports Centre.

Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to - property land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. RLA 278947