

36 Victoria Street, Gumeracha, SA, 5233

House For Sale

Wednesday, 13 November 2024

36 Victoria Street, Gumeracha, SA, 5233

Bedrooms: 7

Bathrooms: 2

Parkings: 4

Type: House



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1.2 HA Charming Dual-Residence in park setting

INSPECTIONS BY APPOINTMENT ONLY

Perfect for Two Families or Multi-Generational Living

Nestled in the picturesque hillsides of Gumeracha, this unique property offers not one, but two independent homes within a single building, ensuring the utmost privacy and integrity for each resident. Partially hidden by a stunning glory vine, the residence is constructed mainly of brick and some timber, creating a sympathetic style that blends seamlessly into its beautifully kept gardens and surrounding environment.

Upper-Level Timber Residence

The upper level of this property boasts simply breathtaking views from all front rooms and the balcony, providing a serene and picturesque outlook. Comprising of three spacious bedrooms, a light filled kitchen/dining area, comfortable lounge, large bathroom, 2 toilets and laundry. Year-round climate control is ensured via ducted evaporative cooling and a "Derby" heat bank system, enhancing comfort and convenience for the residents.

Private Access and Amenities

Both homes enjoy their own private access, car parking, and exclusive gardens, ensuring privacy and autonomy. The upper-level residence benefits from a double carport with storeroom plus a separate workshop.

Lower-Level Brick Residence

The lower level of the building offers delightful views from all front rooms, creating a welcoming and serene living environment. A lush green fernery creates a welcoming and shady entrance to this charming abode, enhancing its appeal. This home comprises 4 bedrooms, an attractive modern kitchen/dine area and separate lounge. There is a modern bathroom, laundry facilities and the bonus of an external home office/games room with stunning garden views. Vehicles may be stored in the single carport UMR or park 3 extra cars in the separate, freestanding carport.

Attractive Features

The property is adorned with beautifully established grounds that attract a wide variety of birdlife, offering both shelter and privacy from neighbouring properties. The enchanting gardens and mature trees, including eucalyptus and deciduous varieties, contribute to the tranquil and idyllic ambiance of the private hills estate. A bitumen driveway from the street to each home completes an attractive package.

Equestrian Facilities

For equestrian enthusiasts, the property includes existing horse facilities such as a round yard, large stable plus a tack and storage shed. With 2 paddocks there is ample room for the family pony to seek shelter and graze under shady mature trees.

Experience the perfect blend of rural charm and modern convenience in the heart of Gumeracha. It's the ideal location for those seeking a peaceful and harmonious lifestyle with everything still at your fingertips!

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Key Information:

- ☑ Circa 1976 Brick and timber construction.
- ☑ Building offers 7 bedrooms, 2 bathrooms and 4 toilets.
- ☑ Each home has a separate power meter & hot water service.
- ☑ Extensive paving and gardens. Feature stone walls.
- ☑ Free standing workshop with roller door, concrete floor & power.
- ☑ Undercover parking for 6 vehicles.
- ☑ Stable plus tack/feed shed. Round yard for pony

Property fenced into 3 paddocks plus house yard.

Legal and Services Information:

Adelaide Hills Council.

Zoned Productive Rural Landscape.

Lot 42 in CT Volume 5428 Folio 811

Single phase power, bottled gas, mains water.

Rainwater tank, gravity fed to lower house only.

Separate power meter to each house.

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