

64 Moritz Road, Blewitt Springs, SA, 5171

House For Sale

Sunday, 3 November 2024

64 Moritz Road, Blewitt Springs, SA, 5171

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House

Idyllic Dress-Circle Acreage Offering Unparalleled Lifestyle

Get back to nature in this beautiful residence set amongst pristine acreage with guest accommodation and potential for a hobby farm, where you can take in stunning views of the surrounding countryside accompanied by the sounds of local birdlife.

As you pull into the property, you will feel as though you have entered your own sanctuary with a sense of serenity and manicured gardens spread over 2.47 acres (approx.). Head inside the main home to the living area where natural light floods in complementing the warm tones, wood burning fireplace, soaring 4.7m high cathedral ceilings, and open plan design. The main house has been renovated to the highest standard showcasing premium finishes throughout.

The gorgeous kitchen overlooks the living and dining area and has a beautiful view from the kitchen sink out to the grounds. Entertaining is easy as there are numerous outdoor areas where you can take in tranquil views while the kids and pets play.

Every day you can go for a stroll around the property through established gardens and mature trees and appreciate this hidden paradise. With so much usable land, you could set up your own hobby farm and there is even a large chicken coop and massive shed with single phase power already in place in the paddock to get you started.

Additional sheds offer ample opportunities. The large separate studio has a contemporary kitchenette, air conditioning and an adjacent toilet, making it an ideal dual living space, an office, art studio or guest accommodation you decide! Another shed houses a separate guest bedroom and living area with a private ensuite bathroom which could also provide guest accommodation with potential for extra income.

Located in a prestigious dress-circle acreage belt surrounded by beautiful vineyards, this property offers the ultimate in privacy and tranquillity. Despite its peaceful setting, you'll find excellent schools and major shopping close by, with stunning beaches within 20 minutes, and the city only 45 minutes from your doorstep.

Offering an enviable lifestyle immersed in nature, this idyllic oasis is the perfect retreat. Truly a must-see to be believed.

Even more to love:

3 bedrooms in the main house

Studio with kitchenette plus separate guest room with living area and ensuite

Abundant wildlife including kangaroos and koalas

2 single carports and ample parking space for many vehicles

4 powered sheds including workshop

Stunning home with wrap around verandah

7.8kW solar system and Starlink satellite

Total of 80,000 L rain water tanks

Room for a hobby farm

Numerous outdoor entertaining areas

Reverse cycle split system and ceiling fans

High ceilings

Spa-like bathroom with matte black tapware and a beautiful bathtub

Huge laundry with storage and slate flooring

Large enclosed chicken coop including installed nesting boxes and perches

4 powered sheds, 2 converted into an office with adjoining toilet and Airbnb with bathroom

2 x 15,000 litre tanks plumbed to the house = 30,000 litres, plus 2 x 17,500 litre and 1 x 15,000 litre tanks plumbed to the office

45 minutes to Adelaide CDB and 40 minutes to Adelaide Airport

20 minutes to Woodcroft College and 15 minutes to Tatachilla

12 minutes to McLaren Vale with all the conveniences

8 minutes to McLaren Flat - great coffee!

16 minutes to Willunga Farmers Market

Close to cellar doors and restaurants

Great neighbours and friendly community

Specifications:

CT / 5210/486

Council / Onkaparinga

Zoning / RU

Built / 1984

Land / 10000m2

Council Rates / \$3,717pa

Emergency Services Levy / \$231.85pa

Water / The property is on rainwater and a septic system

Estimated rental assessment / \$680 - \$720 per week / Written rental assessment can be provided upon request

Nearby Schools / Kangarilla P.S, McLaren Flat P.S, Clarendon P.S, Happy Valley P.S

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