

80 Bradbury Road, Mylor, SA, 5153



House For Sale

Thursday, 24 October 2024

80 Bradbury Road, Mylor, SA, 5153

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: House

Picturesque views from a pristine position

Auction On-Site 10:30am Sunday 10th November 2024

Only so often does something this spectacular present itself to the market. A rare offering of approximately 7 acres of picturesque rolling hills with incredible far-reaching views over the beautiful Adelaide Hills, positioned ever so peacefully in the prestigious hills location of Mylor.

The house - Built in 1973, is a double brick construction on an elevated position and is open for many options to either occupy immediately, renovate, extend or possibilities to relocate or rebuild completely (STCC). The home offers 2 large bedrooms, an extensive lounge room with a slow combustion heater, spacious dining and kitchen area, main bathroom with a bath tub and a separate toilet, great size laundry with storage and a single garage with a carport or entertaining area.

The land - Expansive grazing land with exceptional views, the land spans over 7 acres of open land and native scrub combined with a gentle slope down to the winter creek. Surrounding the house offers a garden bed across the front of the home with established plants, bushes and several trees throughout the front yard. The long gravelled driveway provides plenty of parking areas making it easy to manoeuvre large vehicles and trailers. The land is also equipped with a second flat position close to the house to erect a large shed or a possible house relocation.

PLEASE NOTE: This property is being sold by auction. To further assist with research, we can provide you with a list of recent sales in the local area to assist with due diligence. The current owner's circumstances dictate that this property must be sold at auction.

This premium position offers but if not limited to:

- 2.833Ha parcel of land
- Double brick house
- 13 Solar panel system
- Mains power
- Solid timber floorboards throughout
- 2 bedrooms and 1 bathroom
- Separate laundry
- Large living room
- Open plan kitchen and dining room
- Combustion heater
- Garage and carport
- 20,000L approx. rainwater storage
- Bore and bore tank
- Sprinklers connected to bore
- Conventional septic system
- Native patch
- Winter creek

Located only walking distance or within a 2 minute drive to the centre of Mylor, offering a general store, Mylor Primary School, Netball club and the renowned Verté Kitchen Cafe overlooking the Mylor Oval. Nearby schools also include Heathfield High School and Heathfield Primary School, Aldgate Primary School, and the Hills Montessori Schools.

Mylor is surrounded by beautiful parks, wineries and reserves including the Mylor Conservation Park, Goyder Reserve and Coopers Reserve, Nurrutti Reserve and Warrawong Wildlife Sanctuary. Within a short drive is Sidewood Estate, Between the Vines Cellar Door and Deviation Road Winery. You are also within walking distance to the Soldiers

Memorial Park, and Sherry Park along the Aldgate Creek.

This property showcases a brilliant opportunity to move into this sought after Adelaide Hills township located within easy reach of Aldgate, Stirling, Hahndorf, Echunga, Mount Barker and is only a 20 minute drive from the Toll-gate and 30 mins into the Adelaide CBD.

For more information, please contact Jordan Kuchel on 0448 848 242 or Damon Brohier on 0422 856 686. Available 7 days.

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 a property's land size, floor plans and size, building age and condition). Therefore, interested parties should make their own inquiries and obtain their own legal advice.