



# SOLD

## COUNTRY LIFESTYLE CITY CONVENIENCE

Located in Upper Hermitage in the North Eastern Adelaide Hills and only 5 minutes from the hustle and bustle of city life, is this lovely family home, a home that offers a peaceful surround with serene outlooks in a private setting, a place to gather with extended family and friends amongst a beautiful country backdrop and to share good times. The home built in 1964 is solid brick with a tiled roof and sandstone fronted. Located on 5,800 square meters of land (approximately 1.5 acres) the home and land are sure to please all members of the family that become the new owners.

The home has so many appealing features, a modern timber kitchen was installed in 2017 and has plenty of bench and cupboard space and includes a dishwasher and filtered water, there is a large formal lounge, kept warm by a wood combustion heater and most of the wood you need can be found on the property. The 3 bedrooms are large in size, 2 can accommodate queen beds, and the 3rd a double bed. The family bathroom has been updated and the laundry is modern with plenty of cupboard space.

A special feature of the property is the wonderful outdoor/indoor entertainment area. The decking goes the full length of the home and is separated into 3 areas. The patio that is fully enclosed with full-length Queenslander solid clear screens for winter use, the screens fully open to make a fabulous outside deck for summer entertaining in the open air. Fully motorised outdoor blinds offer the additional feature of cooling in summer whilst maintaining the full view and provide extra insulation and protection for winter chill. This beautiful patio area blends the country scenery with the home bringing the outside in making the home a feature of the landscape.

The studio/study is beautifully appointed with French windows and door that opens onto the patio and a sliding door that opens to its own private deck. The outside deck is covered by a full-length verandah that spans across the kitchen, laundry, wet areas, and main bedroom and overlooks the swimming pool and beautiful back yard. With stunning views of the sunset, this is a perfect place for family gatherings and barbecues. At night relax out the back and enjoy the distant city lights that twinkle through the gorgeous gums.

The home is full of surprises there is also a detached rumpus/games room perfect for mates or family to enjoy, play some 8 ball, darts, computer games etc or to just relax and chill out. The swimming pool is fully decked and fenced, is salt chlorinated with sand filter. So much fun to be had in this area.

Other features inside the home include, entry hall, passage way, leadlight front door, large tiled floors, timber floating floors, timber panel doors and linen cupboards.

Outside features include, numerous rain water tanks, mains water, bottle gas, 2 of the rainwater tanks are plumbed to the home, storage sheds, large pond, 3kw solar panels, under home

3 BED | 1 BATH | 1 CAR

PRICE:  
\$695,000

OPEN FOR INSPECTION:  
N/A



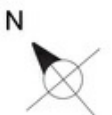
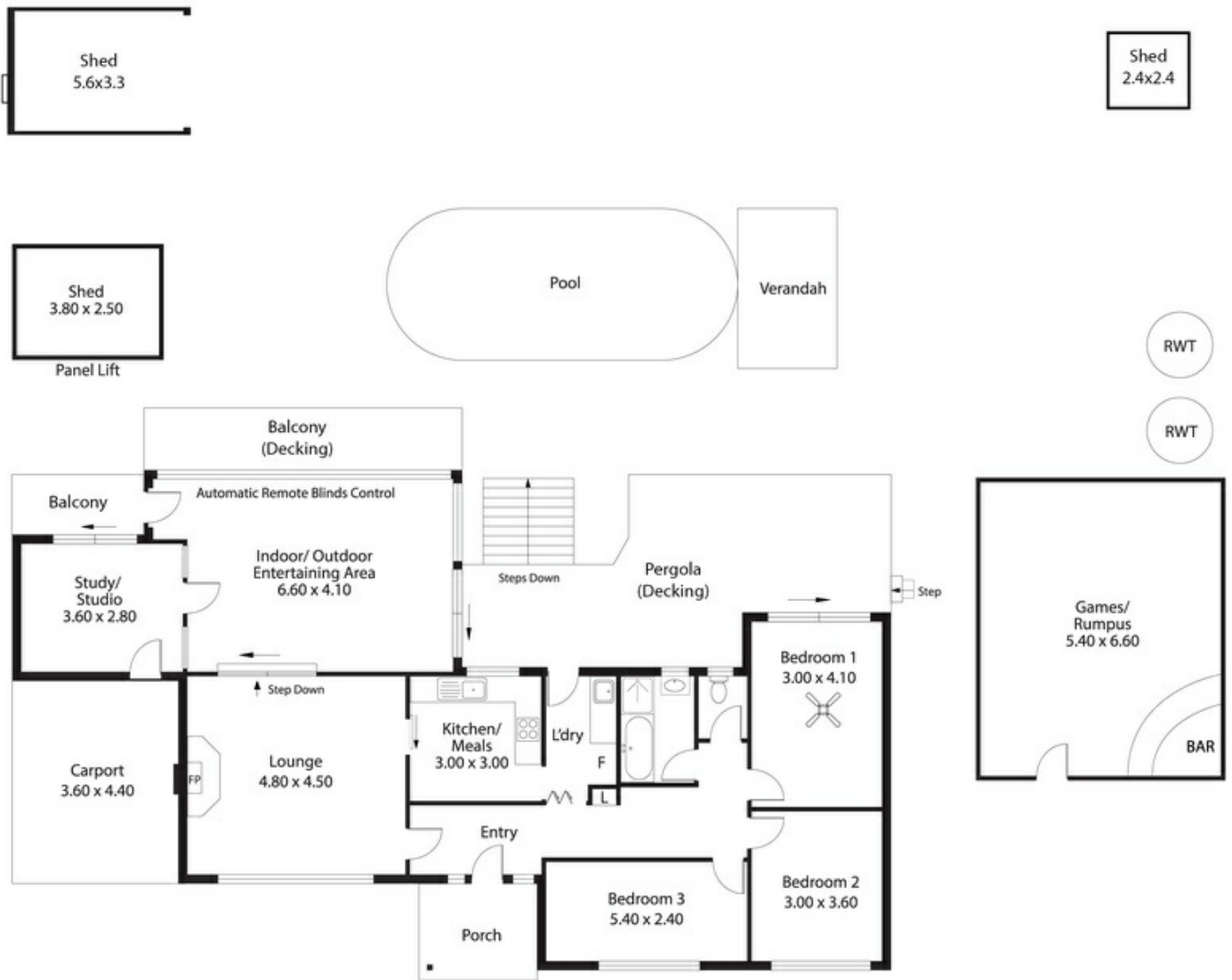
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**UPPER HERMITAGE**



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

This drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.