

Sold



7 Ebenezer Pl, Gumeracha



Stunning Country Living with Views

Located in Gumeracha's prestigious Kenton Hill Estate, this beautiful, large and modern home is a must see. Situated only 20 minutes' drive from Tea Tree Plaza, this property offers the best of both worlds; being close enough to the CBD yet offering a relaxed country lifestyle with views.

Built on a generous 926sqm allotment, the home is immaculately maintained with huge open plan living areas that lead to a great sized polished concrete balcony, where you can sit and enjoy the blend of indoor/outdoor living while taking in the country views across the Gumeracha Township and beyond.

The home offers 4 spacious bedrooms and a study/nursery. All bedrooms are complete with built in robes and can easily accommodate a queen size bed. The palatial master bedroom boasts a very spacious walk in robe, large ensuite and ceiling fan. The front entrance leads you through to the enormous central living area which encompasses the lounge with a fully

🛏 4 🚿 2 🚗 2

Price SOLD for
\$605,000

Property Type Residential

Property ID 1437

Agent Details

Matt Scarce - 0411 185 205

Office Details

Tusmore
457 Greenhill Road Tusmore
SA 5065 Australia
08 8332 1488

SCARCE
REAL ESTATE

plumbed bar, dining room adjacent the kitchen, a light filled reading corner and separate meals area.

The heart of the home, the kitchen, is a chef's dream with an abundance of storage and counter space, stainless steel appliances which include a wall mounted oven, dishwasher and gas cook top. Not only is there a walk in corner pantry but there is also a second large walk in pantry just off the kitchen which has plenty of storage and space for a second fridge.

The lower level of the home accommodates three of the 4 bedrooms along with a second living space, full bathroom, exceptionally large laundry and a huge music/storage room which runs the entire width of the home and is built into the side of the hill with external access. Currently set up as a music room there is no limit to what you could turn this space into such as a dedicated storage space, wine room or man cave just to name a few.

Equally as impressive as inside, the outdoor areas have been thoroughly thought out and well maintained over the years. There is a large lawn area perfect for kids and pets, a lower fully paved level for further outdoor entertaining and a big 9m x 6m shed with concrete flooring and power which is accessed by a concrete driveway.

The current owners have spared no expense with other features including:

- Large slow combustion heater with heat transfer system to the lower level
- Separate guest bathroom on the main level
- Split system air conditioning
- Large shed with concrete floor and power which can easily house boats, cars and motorbikes
- Rear yard vehicle access via a concrete driveway
- Fully plumbed bar
- LED downlights to the main living area

- Ceiling fans to the master bedroom and lower level living space
- Red gum stair case
- Insulated walls and ceiling
- Bottled gas cook top
- 5,000L rainwater tank with pump

Located within the Gumeracha Township, amenities, sporting clubs, parks, hospital, specialised shops, surrounding wineries and one of South Australia's tourist icons the Big Rocking Horse!

This amazing well-appointed home is sure to impress and will appeal to families, tree changers or those looking to downsize from acreage or a larger land holdings. Inspection is a must!

Contact Nathan Gherghetta for further details or to arrange a viewing.

C/T: 5421/578

Council: Adelaide Hills Council

Year Built: 2005

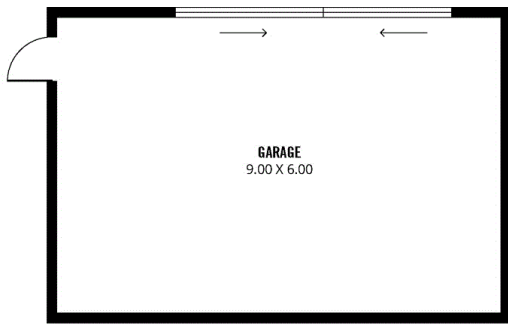
Council Rates: \$ TBA

SA Water: \$274.40 p.q. approx.

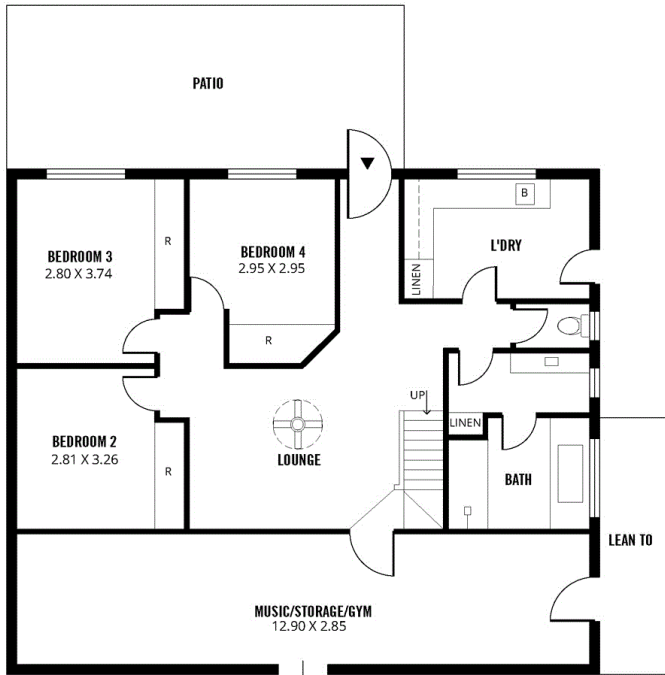
ES Levy: \$134.85 p.a.

Land Size: 926sqm approx.

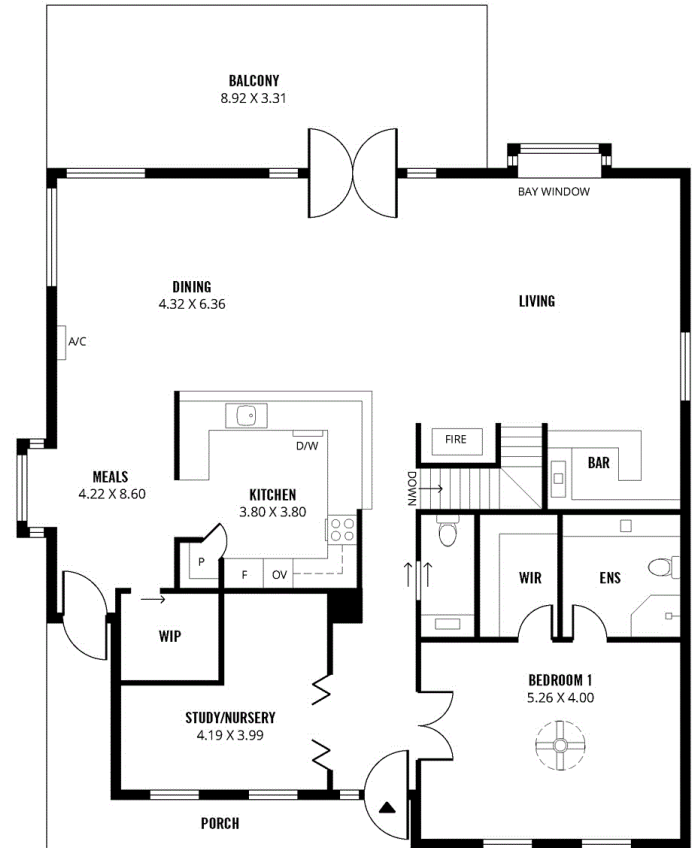
The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.



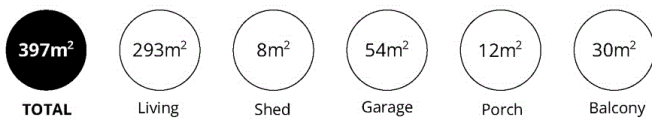
(NOT IN POSITION)



LOWER LEVEL



GROUND LEVEL



Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

Produced by The Fotobase Group