

**262 Mount Barker Rd, Leawood Gardens, SA 5150****Sold - 27/01/2021**House 4  2  8 

## Glorious Garden, Gentle Living, Garaging Galore

Some look for Eastern suburbs, some seek schooling, storage for valued car collections, generational tree change, access to the CBD or the sea! Have all these attributes and more within 15 minutes of the city. Opposite Mt Osmond and closer in than adjoining Crafrers West, Leawood Gardens is an unheralded pocket of the foothills, giving access in quick time, to the Tollgate and Burnside, Cleland National Park walking trails, Eagle Mountain Bike Park and fabulous scenic Adelaide Hills towns from Crafrers, Stirling, Aldgate, Hahndorf and Mt Barker to iconic wineries and lifestyle amenities, from food to festivals, shopping to cinemas, mansions to concert halls, enjoy it all or retreat to the seclusion of your own backyard.

### Open for Inspection

By Appointment.

The double brick home, built in 1973 is a quality, conventional, ranch house design which gives flexibility, suiting mid century, classic or a contemporary mix. It's not hard to see the wonderful investment of passion and flair that defines this garden and wilderness retreat. Hidden from the road, secluded from neighbours with a brilliant circular drive off Mt Barker Road, ensuring easy access in and out.

The home overlooks a natural wooded valley as far as the eye can see. Classic red brick steps wend their way through the planned gardens to a solid granite paved alfresco entertaining area. Ideally located to take advantage of the breathtaking view. Fling open the stunning, cedar French doors to let the light tumble through to the gracious open plan living/dining area. Across the seasons you'll never tire of the kaleidoscope of colours as seasons come and go. Feast on the alfresco terrace along the colonnaded facade, sit quietly and contemplate tranquillity or cook up a storm and entertain family and friends. Here you have room to move, to create, to extend, re configure, add on, out, up or down STCC, create a paddock, collect the eggs.

Snuggle up in winter in front of the slow combustion heater, an earthy tumbled clay brick wall sets the theme, picture windows let the sunshine in and clever cellular blinds rated 4, ensure heat is retained in winter and reduced in summer. Along with the rear venting fireplace, all options are covered for year round climate control. Fully zoned Fujitsu reverse cycle air conditioning as well as very functional heat banks with off peak power, providing instant heat on demand and the home is supported by a bank of 18 Australian made Tindo solar panels with capacity for battery storage for future innovation. The hot water is also solar, with off grid water and sewerage, the home is almost self sufficient.

Fully repainted, the four bedroom home has been progressively maintained and upgraded with care and flair. The master has an ensuite bathroom and walk-in robe with French doors to the terrace. Wool carpets throughout are quality, and a softer than subtle imported wall paper featuring in the living zone and main bedroom, sets it apart from a bland makeover - this is class!

### Listed By

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